CA4ONSTO249
76F66

URBAN/MUNICIPAL

HAMILTON PUBLIC LIBRARY
JAN 13 1982
GOVERNMENT DOCUMENTS

FRUIT PRODUCTION
AND
URBAN DEVELOPMENT IN
SALTFLEET TOWNSHIP
(NOW THE TOWN OF STONEY
CREEK) FROM 1943-1975

FRUIT PRODUCTION AND URBAN DEVELOPMENT

IN

SALTFLEET TOWNSHIP (NOW THE TOWN OF STONEY CREEK)

FROM 1943-1975

Prepared for Presentation to:

Hon. George A. Kerr, Minister,
Ministry of the Environment;

Hon. William G. Newman, Minister,
Ministry of Agriculture and Food;

Hon. John R. Rhodes, Minister,
Ministry of Housing.

By the:

Saltfleet Growers Cooperative and
Winona Ratepayers for Pollution Control

Albert Papazian, P.AG.
Secretary-Treasurer

MAY, 1976.

Page No.

TABLE OF CONTENTS . . . . . I - III

PURPOSE IV

FORWARD V

STATEMENT FROM SPONSORING ORGANIZATIONS VIII

PART ONE

1. NIAGARA PENINSULA IN GENERAL

1-1 Location and Topography in Brief 2

1-2 Types of Tender Fruits Grown 3

1-3 Trends and Development Controls 1943-1975. (a) Municipal (b) Provincial 5

1-4 Niagara Escarpment Commission 10

1-5 Fruit Growing Trends 12

PART TWO

1. SALTFLEET TOWNSHIP IN PARTICULAR 1943-1975

1-1 Location and Topography in Brief 22

1-2 Fruit Growing Diminishing 24

1-3 Urban Development and Increasing Demands for Municipal Services 30

1-4 Urbanization - Coming of Watermains, Sanitary and Storm Sewers, Paved Roads, Sidewalks, Street Lights, etc. 32

2. SALTFLEET TOWNSHIP - DEWITT ROAD - EASTERLY BOUNDARIES

2-1 Remaining Farm Lands 36
(a) Owned and Operated by Owners
(b) Owned by Developers but operated by Tenants.
(c) Neglected and beyond possible production.

Page No.

3 WINONA COMMUNITY AREA

3-1 Location 46

3-2 History and Development 46

3-3 Coming of Parks, Water Service, Street Lights 47

3-4 History of Struggle for Sanitary Sewers . . 49

3-5 Serious Health Problems 53

3-6 Need and Urgency for Sanitary Sewers 56

4 CONCLUSIONS AND RECOMMENDATIONS 59

5 ACKNOWLEDGMENTS 61

6 OTHER STUDIES CARRIED OUT:

1 - Niagara Escarpment Study Fruit Belt Report - Government Document - Department of Treasury and Economics - August 1968

2 - Niagara Region Agricultural Research Report - L.G. Reeds - March 1969

3 - Design for Development: Niagara (South Ontario) Region - Government Document - Department of Treasury and Economics - June 1970.

4 - Alternatives for the Ontario Tender Fruit Industry - E.L. Chudliegh - 1972.

5 - Niagara Excursion Guide Book - L.G. Reeds - 1972

6 - Soils of Wentworth County - Government Document
- Canada Department of Agriculture, Ottawa
- Ontario Department of Agriculture, Toronto
- 1965

7 ENDORSEMENTS BY INDUSTRY AND ORGANIZATIONS 73

8 OPINIONS OF SALTFLEET FRUIT GROWERS 63 - 72

Page No.

MAPS

1. Niagara Peninsula Fruit Belt 1

2. Saltfleet Township with Study Area Identified . 21

LIST OF TABLES

1. Off Shore Labour Imports 14

2. Annexations 28

3. Saltfleet Township, Total Lands and Uses 36

4. Summary showing total number of assessment or properties and acreages 38

5. Farms (20 acres up) owned by Growers or Developers in production or not 39

6. Analysis of Grower owned farms 40

PICTURES

1. Tree loaded with fruit VII

2. A typical abandoned orchard 53

1. PURPOSE

To prove the fallacy of the popular statement, "Save Niagara Peninsula for Fruit Growing", without a concrete policy by federal and provincial governments, agencies and local politicians.

> ("Arbores serit diligens agricola, quorum adspiciet baccam ipse numquam".
>
> "The diligent farmer plants trees, of which he himself will never see the fruit." (Cicero: Tusculanarum Disputationum 1-14))

> ("Whoever could make two ears of corn, or two blades of grass to grow upon a spot of ground, where only one grew before, would deserve better of mankind, and do more essential service to his country, than the whole race of politicians put together." (Jonathan Swift; Gulliver's Travels 11.))

2. FOREWORD

"Peach canker must be brought under control within a short period, or else peach growing in the Niagara Peninsula will die before too long."

This statement was made by agricultural scientists at the turn of this century, and even though no cure has been found for peach canker, peach growing in Niagara has not died as predicted. In fact, it is getting better and bigger ever since, even without the control.

In the same manner, the statement "Save Niagara Peninsula for Fruit Growing" has been only a nice sounding policy statement for over twenty-five years. Nothing has been done to implement that so-called policy despite the fact that fruit growing lands in Niagara Peninsula have been decreasing tremendously since 1945. Urban municipalities within Niagara Peninsula have been extending their boundaries by thousands of acres of fruit-growing lands ever since the end of World War II. Not one politician can deny the fact that there has been a dramatic increase in urban development at the expense of fruit-growing lands. Yet, in spite of this urban development and decreasing acreages of fruit growing lands, there has been a tremendous increase in production of tender fruits that are so special in the peninsula. Later on, in this report, facts and figures will be given to substantiate this statement. The extent of urban development does not need intensive study for the purposes of this report. If any proof is needed, all one has to do is examine the municipal boundaries

as they were in 1945, and as they are in 1975. It will not be hard to see that fruit growing areas have decreased and urban development has taken over the lands that were in fruit production in 1945.

Even though fruit growing lands have been decreasing in acreages, total fruit production has increased since 1945. There have been many surplus production years, almost one in three. Invariably, these surpluses could not be sold and were wasted, and 1975 was a good example. Sour cherries were in surplus with declining prices; the federal government had to buy the surplus to avoid financial disaster to sour cherry growers. The same is true regarding grapes and Kieffer pears. The provincial government had to "buy in" the surplus grapes, 11,000 tons of it, during a provincial election to save the growers' surplus grape crop. What would have happened if there had not been an election in 1975? The federal government again had to step in and buy the surplus Kieffer pear growers. One might very well ask, how can there be surplus fruit production when the fruit-producing Niagara Peninsula lands are on the decline? There are very simple explanations which will be given later on in this report.

These trends are more evident in the former Township of Saltfleet (now the Town of Stoney Creek) than in any other municipality in the peninsula. Some fruit growers have become very concerned about these trends. They

decided that something should be done about the serious problems created as a result of urban development, and the lack of definite government policy and action to solve these problems.

PICTURE NO. 1
Tree Loaded with Fruit

Fruit grower, Albert Papazian, points out a plum tree loaded with fruit and limbs hanging to the ground. Over 500 six quart baskets of plums were lost in this four acre archard and over three tons of Kieffer pears in 1975. There were no markets for all the fruit and how long can a grower continue under such conditions?

3. STATEMENT FROM SPONSORING ORGANIZATIONS

At the 27th Annual meeting of Saltfleet Growers Co-operative, held on Monday, February 2nd, 1976, the following resolution was approved unanimously:

> "Whereas the fruit growing industry in the Town of Stoney Creek (formerly Saltfleet Township) has been on the decline for the last twenty years:
>
> And whereas it was at a very low point in 1975 because of continued surplus production of fruits and poor marketing conditions throughout the Niagara Peninsula:
>
> And whereas forecasts are that these conditions could be worse in 1976:
>
> And whereas responsible government departments and agencies are urging that Niagara lands be saved for fruit production:
>
> And whereas these same government departments are doing very little to implement their policies by practical and encouraging means:
>
> And whereas this Cooperative deems that it is hopeless to try and save the remaining fruit growing area (from DeWitt Road to the easterly boundary of the Town, below the Escarpment) as there is less than 20% of the lands owned by fruit growers in production:
>
> And whereas all the remaining lands are mostly out of fruit production and are creating an unsightly landscape, getting worse every day:
>
> And whereas there are very hazardous health problems in the eastern portions of the Town, which otherwise has been, and is a very progressive community:
>
> Now Therefore, it is Resolved:
>
> 1. That this Cooperative support the Council of the Town of Stoney Creek in its efforts to have the necessary and essential sanitary sewers installed in all of the areas

(Resolution Continued ...)

mentioned previously as soon as possible to eliminate the hazardous health conditions now existing.

2. That the Secretary-Treasurer be authorized to send this resolution to the Honourable George E. Kerr, Minister, Ministry of the Environment, urging him to take all necessary procedures to implement the intent of this resolution.

3. That copies of this resolution be sent to the following for endorsation:

Stoney Creek Town Council

Hamilton-Wentworth Regional Council

Ian Deans, M.L.A. Wentworth

Saltfleet Branch-Niagara Peninsula Fruit and Vegetable Growers Association."

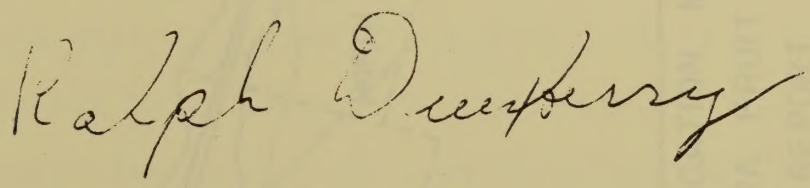
This resolution is self-explanatory and does not need any comments at this time. The Secretary-Treasurer of the Co-operative, Albert Papazian, was authorized to prepare the report as soon as possible for presentation to Provincial government ministries and agencies concerned.

Albert Papazian, P.AG., was considered well qualified to prepare such a report. He is a graduate of the University of Toronto (Ontario Agricultural College) class of 1942. He has been a fruit grower in Winona (the former Township of Saltfleet) ever since his graduation. He owned his own fruit farm up to 1956, then sold it to a sub-divider, as over 80% of Saltfleet growers have done. He came back to fruit growing in 1967, and rented 65 acres of fruit-growing land, that had been neglected, and started all over again. This land was put into production as soon as possible, and intensive farming was carried on for

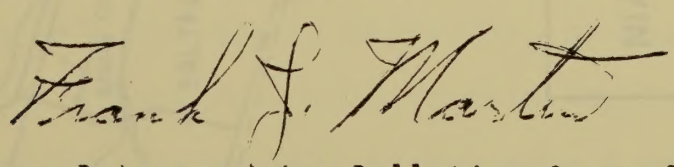
some time. Two years ago, Mr. Papazian decided to retire, because farm labour was getting scarce, and because of poor returns for his own labour and investment. He now has 1.5 acres of his own, and rents 12 acres, just to be in the business of fruit growing in a small way.

He has taken an active part in all growers' associations and organizations throughout the Niagara Peninsula. He was the Charter Secretary-Treasurer of the Saltfleet Branch, Niagara Peninsula Fruit & Vegetable Growers Association, and has access to all types of information necessary for the preparation of this report. Finally, he was on the Saltfleet Township Council, and is now a member of the Stoney Creek Town Council.

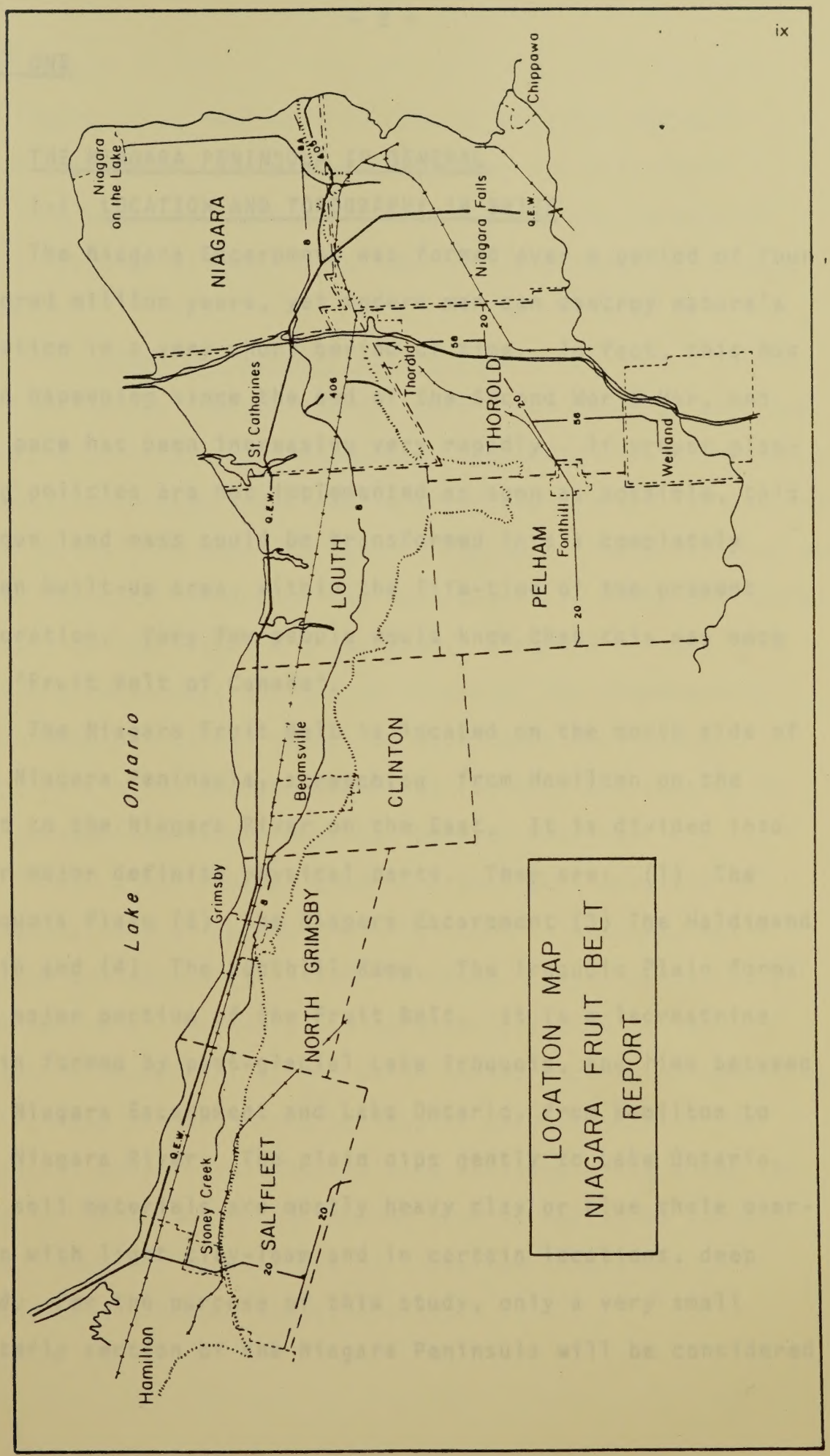
We, the officers of the following organizations have full confidence in Albert Papazian, and have asked him to prepare this report on our behalf. We feel that such a report will serve a very useful purpose, and hope that it will have the effect of influencing government policy. We consider the problems discussed here to be vitally important.



1. Saltfleet Growers Cooperative
   Ralph Deuxberry, Chairman



2. Winona Ratepayer for Pollution Control
   Jack Martin, Chairman


ix
Niagara on the Lake
NIAGARA
Chippawa
Niagara Falls
Q.E.W.
St Catharines
406
Thorold
THOROLD
Welland
Fonthill
PELHAM
LOUTH
Lake Ontario
Beamsville
CLINTON
Grimsby
NORTH GRIMSBY
SALTFLEET
Stoney Creek
Hamilton
LOCATION MAP
NIAGARA FRUIT BELT
REPORT

MAP NO. 1

PART ONE

1. THE NIAGARA PENINSULA IN GENERAL

1-1 LOCATION AND TOPOGRAPHY IN BRIEF

The Niagara Escarpment was formed over a period of four hundred million years, yet modern man can destroy nature's creation in a very short period of time. In fact, this has been happening since the end of the Second World War, and the pace has been increasing very rapidly. If proper planning policies are not implemented as soon as possible, this unique land mass could be transformed into a completely urban built-up area, within the life-time of the present generation. Very few people would know that this was once the "Fruit Belt of Canada".

The Niagara Fruit Belt is located on the north side of the Niagara Peninsula, stretching from Hamilton on the West to the Niagara River on the East. It is divided into four major definite physical parts. They are: (1) The Iroquois Plain (2) The Niagara Escarpment (3) The Haldimand Plain and (4) The Fonthill Kame. The Iroquois Plain forms the major portion of the Fruit Belt. It is a lacrestrine plain formed by post-glacial Lake Iroquois, and lies between the Niagara Escarpment and Lake Ontario, from Hamilton to the Niagara River. The plain dips gently to Lake Ontario. The soil materials are mostly heavy clay or blue shale overlain with light clay-loam and in certain locations, deep sand. For the purpose of this study, only a very small westerly section of the Niagara Peninsula will be considered

at length.

There is no need here to name or describe the municipalities within the peninsula as they are well-known.

The accompanying map No. 1 will serve the purpose of identification of their locations and relationships to each other.

1-2 TYPES OF TENDER FRUITS GROWN

All tender fruits require particular types of soil and climatic conditions for successful commercial fruit production. Fortunately, these requirements are present in all of the Fruit Belt of the Escarpment in varying degrees. The soil types are quite variable throughout the Escarpment; in fact, 2-3 types of soil can be found in a ten-twenty acre fruit farm. The climatic conditions are not as variable, the temperatures being somewhat warmer below the escarpment than above. It is also a few degrees warmer in the east end towards St. Catharines, than in the west end towards Hamilton.

It is a well-established fact that soil suitable for the production of tender fruit is light in texture, well-drained and generally 12"-24" in depth. Light sandy soils warm up faster for early spring growth, and do not hold excessive amounts of water, which causes a delay in hardening off for the winter. Most successful growers control the excessive water conditions by tile drainage systems and the need for water during the summer growing season by irrigation. However, neither one of these two conditions is a requirement for most tender fruits.

Fruits grown are grapes, pears, plums, peaches, sweet and sour cherries, and some small fruits; e.g. strawberries and raspberries. Some thirty years ago, gooseberries, red and black currants were grown too, but these have been discontinued commercially and are grown for home use only now. Grapes, pears and plums can be grown commercially anywhere in the Niagara Fruit Belt, but peaches, sweet and sour cherries are grown only in certain parts. Soil and climatic requirements for these are very specific and are to be found only in certain parts of the Fruit Belt. It is these particular requirements for peach and sweet cherry production that makes specific parts of the Niagara Fruit Belt very important for the production of fruits. These unique conditions cannot be found elsewhere in Canada, except in small parts of British Columbia. The other fruits can be produced commercially in a much wider area range, and are not as critical for the fruit-growing industry. Once the peach and sweet cherry-growing areas of the Niagara Fruit Belt are urbanized, they cannot be replaced, since these two tender fruits are the "backbone" of the industry. Their loss could easily bring about the down-fall of the industry in the peninsula. Fruit canning factories consider the peach, as the most important item for their operations, and of course it is the most favoured for the fresh fruit market. Peaches in season are the "life-line" of the fruit season in Ontario. They are also the most important ingredient in fruit cocktail, which has become one of the best selling items for the canning industry. Agricultural scientists in Vineland Horticultural

Experimental Station are trying to extend the peach season by trying to produce earlier and later maturing varieties. Blossoms in spring, and fresh juicy fruits are the trade mark of the Niagara Peninsula, for urbanites and tourists from many parts of the world. Unfortunately the two do not seem to be compatible, as the two will not and cannot exist side by side. Responsible officials must soon decide the fate of the remaining fruit lands by definite and reasonable policies that are fair and equitable to ALL.

1-3 TRENDS AND DEVELOPMENT CONTROL 1943-1975

The Queen Elizabeth Way was planned, designed and built in the thirties, and officially opened by the Queen Mother Elizabeth in 1939. The intentions of the Provincial government, at that time, were to open a modern four-lane highway from the border of the United States of America, through the Niagara Peninsula to Toronto, and easterly to Oshawa. This area has become known as the famous "Golden Horse-Shoe" and unintentionally started the urbanization of fruit lands of the Niagara Peninsula. The Q.E.W. cut the best fruit production areas of the Niagara Peninsula, between the escarpment and Lake Ontario, into two. Unfortunately for the fruit-growing industry, this started a trend immediately after the Second World War, that no one actually intended, or planned. The highway made the fruit-growing lands suitable for other man-made purposes, namely, homes and industry which go together. The unique climatic conditions for fruit-growing were ideal too, for urban development. Also,

profit-minded speculators soon began to look for easily made fortunes, without any regard to the destruction of fruit-growing lands, that could never be replaced.

The pressures of growth and development in the peninsula as well as elsewhere in Ontario at this period were very hard to resist. The end of the War brought on the "boom growth era", and everyone wanted to be a part of it, particularly municipalities, and their elected officials. The people from the cities and towns wanted to get out and live in large country lots where the air was fresh and the taxes were low. Cities and towns began to annex adjacent rural lands with the excuse that they wanted to have planned, orderly development around them. Even though people wanted to live in the country fresh air, they demanded and got urban services, such as watermains, storm and sanitary sewers, street lights, paved roads etc. Before these services could be provided, fruit trees had to be bulldozed out, never to be replaced. In the forties and fifties, no one gave any serious consideration to the damage that was inflicted on the Niagara Peninsula fruit-growing industry.

It was unfortunate that Provincial or Municipal officials who should have foreseen what could happen by uncontrolled development, did not realize that fruit lands would be diminishing very rapidly, and that something should be done to stop this trend. There were too many small or part-time fruit growers who could not resist the temptation for quick profits by selling out to developers who offered much higher prices than what the farmer had paid per acre,

for the land. As the small farms were sold for urban development, those with bigger acreages who really were fruit growers, were in a quandary. They were not anxious to sell, but how could they continue their fruit-growing operations when lands all around them were being developed for homes, shopping centres, and industry? Real Estate agents and developers were out in full force offering higher and higher prices for fruit lands, on the fringe boundaries of municipalities. All municipal councils were very anxious to enlarge their boundaries, and that seemed to be the most important issue for consideration. The only official policy at this time was a fast development, without any regard to diminishing fruit-growing lands.

This almost uncontrolled development continued for some time after the end of the War, until responsible officials realized that some development controls must be established, or else there would be chaos. Planning Boards were established to plan the orderly urban development of the municipalities. Very little consideration was given to saving the fruit lands within the Niagara peninsula, particularly lands that could not be replaced for successful production of peaches, and sweet and sour cherries. Other tender fruit-growing lands could be replaced by expansion to other parts of the peninsula, even though those parts were not as suitable as those being taken out of production. Planning Boards established complete and effective control over orderly urban development. Parcels of lands were zoned as Residential, Commercial, Industrial and Agricultural. This was fine, but

development pressures increased the tide of re-zoning agricultural lands for other purposes as the zoned lands were used up and more were needed for development. Planning Boards re-zoned the agricultural lands as fast as applications were made for re-zoning. Some planners began to realize that fruit-growing lands were diminishing rapidly, and they put in tighter controls to stem the tide. All this did was to slow the pace but could not and would not stop urban development. Elected officials of almost all muncipalities, wanted bigger and better urban centres, even though they knew that fruit trees would not grow on lands once they were paved for highways or streets. Very few officials seemed to realize what was happening to the fruit-growing industry.

Soon, it became very evident to all responsible government officials that the fruit-growing belt of the Niagara Peninsula was diminishing very swiftly, and something must be done to stop the trend. As a result of this the slogan, "Save Niagara Peninsula for Fruit-Growing" became the policy of all government bodies. Unforunately, nothing was done to implement that policy in an effective manner. Certainly, the Ontario government showed concern about what was happening, but did very little to stop the trend of diminishing fruit lands. The government was more concerned about motor traffic congestion in the peninsula. The Q.E.W. was improved throughout the Peninsula, two skyway bridges were constructed, service roads and traffic circles were built to make the Q.E.W. the most modern thruway in Ontario. All these improvements

made the peninsula more attractive to unavoidable developments at the expense of fruit lands.

In order to show that the government slogan "Save Niagara Fruit Lands for Fruit Production" and to make it also a government policy, many reports and studies were carried out by experts. These were supposed to prove that the government wanted to adopt the slogan as a firm government policy, and take action as would be recommended in the reports. Most important of these reports were: "Niagara Escarpment Study Fruit Belt Report-August 1968"; "The Niagara Escarpment Study, Conservation and Recreation Report" by Prof. L. G. Reeds, Department of Geography, McMaster University. (Prof. Reeds also prepared "Niagara Excursion Guide Book, and presented it to the 22nd International Geographical Congress in 1972.) These three reports proved beyond any doubt as to what steps should be taken to save the Niagara fruit lands, but nothing was done to implement the purposes and recommendations put forward. However, when finally the government decided to take some action, it was too late. By this time, thousands of acres of fruit lands had disappeared, and land prices had gone "sky high", and the task on hand would be a financial nightmare for any government to adopt and implement.

1-4 NIAGARA ESCARPMENT COMMISSION

The report prepared by Prof. L. O. Gertler, which became better known as the "Gertler Report" had some effect on the government, and steps were taken to implement some of the recommendations. This report covered an area of two thousand square miles from Niagara Falls to Tobermory. The government allocated funds for acquiring Escarpment lands. Conservation Authorities also received increased grants for the purchase of Escarpment lands for conservation and recreation. Unfortunately, no money at all was made available to purchase fruit-growing lands in the Niagara Peninsula. The reason was simple. By this time (1970-1972) the price of land had become so high that it was impossible to buy land for fruit growing. Certainly, fruit land transactions were being made, but this was mostly by speculators and each transaction made the price climb higher.

In 1972, the government took further steps towards saving the Escarpment by establishing the Niagara Escarpment Task Force. The Task Force held many public meetings, before preparing its recommendations for government. Again, unfortunately, the Niagara Peninsula was just a small integral part of the whole Escarpment plan.

Happily, the government responded to the Task Force Report in June, 1973, by the passage of "An Act For Planning and Development of Niagara Escarpment and Its Vicinity". Included in this Act was the establishment of the Niagara Escarpment Commission. This Commission is now in the process of preparing a Master Plan for the 1.3 million acres of

escarpment lands.

Even though the Commission directly controls only a small portion of fruit-growing lands, its goal is very commendable and will be quoted here as being:

> "To maintain the Niagara Escarpment as a continuous, natural environment while seeking to accommodate demands compatible with that environment".
>
> The main objectives of this fine goal are;
>
> a) To protect unique areas, both ecologic and historic.
>
> b) To preserve waterways by maintaining and enhancing the quality and character of natural streams and water supplies.
>
> c) To provide adequate outdoor recreation, through both public and private sectors.
>
> d) To provide public access to the Escarpment.
>
> e) To encourage good farming, and forestry practices, compatible with the Escarpment's open landscape character.
>
> f) To ensure that all new development encourages the preservation of the Escarpment.
>
> g) To support local municipal Planning Boards.

Under Section 22 of Bill 129 (subsequently amended by Bill 86) on June 10th, 1975, the development control regulations were passed 451/75 outlining the area: 453/75- development within the area. By these regulations, zoning by-laws and Minister's orders ceased to have effect within the area of development control. These, in effect, finally put a small portion of the Niagara Peninsula Fruit-Growing Lands under strict development control, for the time being. It will be very interesting to see how the government will

go about implementing all the aforementioned objectives without discrimination to a sector of property holders in this "free" enterprise system of government, that all the property holders on Ontario enjoy, be they urban or rural.

1-5 FRUIT GROWING TRENDS

During the war years (1939-1945), the fruit growing industry in the peninsula, expanded and prospered with support from all levels of government. All agricultural products were badly needed to help the war effort. The agriculturist responded to the call to increase his productivity tremendously. Governments gave all possible help to agriculture. Agriculturalists enjoyed benefits that were denied to urban citizens. Fruit-growing was no exception to these advantages, and fruit growers responded to the call to produce as much as possible with what land was available in the peninsula. Even though there were many restrictions to supplies, all the requirements of the growers were met, such as gas and oil, spray materials, fertilizers, labours etc. Of particular interest in the Niagara Peninsula was the student farm labour supply. The Provincial Government established many "Farm Labour Camps" at various places in the peninsula to supply much needed help during the harvest season. It is also very interesting to note that many of the growers' sons married some of the girls who came into these camps from all over Ontario.

During the war there was an unlimited demand for all types of fruits grown in the peninsula. The Federal Government's policy was to control all prices and naturally

all fruit sold for the fresh market and processing came under these controls. Throughout the war years, growers prospered, but the end of the war brought sudden changes that the growers did not expect. They were not prepared to cope with the sudden changes which faced them. The most disastrous of these, were declining fruit demands and prices, and on the other hand increasing production costs. This could mean only ruin to all of those growers who did not respond to the changed conditions, with modern production methods. Scientific methods in all fields progressed very rapidly after the war, and all good agricultural producers took advantage of improved methods, in the production of their crops. Some years, one out of three produced surpluses which meant heavy financial losses to growers. Ironically, a poor or a fair crop year, is always better for most. There are always better market conditions, and financial returns to all growers, in such a crop year.

As pointed out previously, large fruit growers kept pace with improved methods of fruit-growing, but several important items over which they had no control, were very important to their survival in business. These were diminishing demands for fresh fruit, lack of labour, and most importantly, their returns for labour, and investment. These items are important, and will be discussed briefly.

There was tremendous expansion in all fields throughout Ontario, and Canada, and this meant big demands for labour. Fruit growers could never compete with industry in the labour

market, and naturally suffered shortages at certain times of the year, mainly before schools closed in June and after they re-opened in September. Student labour has always been important to growers at summer harvest time. When the government decided to close the student labour camps after the end of the war, many of these camps were taken over by Growers' Committees, and operated by them for a number of years. These were finally closed completely, as it became very difficult for the growers to recruit staff and students to keep the camps operating.

Other important factors are a constant source of trouble to most growers. During times of high employment, they cannot compete on the labour market, and during high unemployment, they cannot compete with generous social benefits established by governments, such as unemployment insurance payments, and social welfare payments. Therefore, large growers have had to turn to "off-shore" labour markets, such as Jamaica, Trinidad, etc. to get good reliable help to keep them going. The following table illustrates this trend very clearly:

TABLE NO. 1 - OFF-SHORE LABOUR IMPORTS

YEAR	NUMBER OF SEASONAL WORKERS	HOURLY MINIMUM WAGES
1966	264	$1.25
1967	1077	1.30
1968	1258	1.45
1969	1449	1.56
1970	1279	1.65
1971	1271	1.65
1972	1531	1.75
1973	3048	1.80
1974	5328	2.40
1975	5584	2.40
1976	?	2.65

This "off-shore" labour assistance program was developed by growers' organizations and the Federal government agencies. It has proven very successful over the years, and if it were not for this source of reliable labour, many large growers would not be able to carry on with their operations. One wonders why the local unemployed cannot supply the needs of the growers. The answer seems to be too generous social benefits. "Off-shore" labourers do not have these benefits, and they must work to earn their living, and are very eager to do so. Where are our social programs leading us?

The next important matter, was the diminishing demands for fresh fruits, accompanied by low financial returns. As pointed out earlier, during World War II there was an almost guaranteed market for all fruits as either fresh produce or as processing fruits. Due to improved methods, production of fruits increased, but demands continued to drop. As this trend continued, many small farmers with other jobs in industry sold out to developers, but this did not seem to stem the tide. Growers' Organizations decided that something had to be done if the Niagara Fruit industry was to survive. The leaders decided to form their own selling agencies and approached the Ontario Department of Agriculture, through the Ontario Marketing Board, to pass legislation to set up a Fresh Fruit Marketing Board. It should be pointed out that a marketing board for processing had been set up in the thirties. Now the need for another board was very evident. The response from the Department was favourable and the

Ontario Fresh Peach Marketing Board was set up after much controversy. Eventually, this Board proved to be very successful, and gradually pears, plums, and grapes were brought under the control of the marketing board, but this does not mean that all fruit grown, is sold every year. There have been years, when tons of fruit have rotted in the orchards and vineyards, in spite of diminishing fruit belt acreages.

The next important matter has been the importation of fresh and canned fruits from other countries. Niagara Peninsula growers and canners have never been in a favourable position with imported fruit. There are many reasons for this, and a whole book could be written, setting out the reasons for it. Briefly, the main reasons are: high cost of land, growers' supplies, labour costs, imported fruit subsidized by the country of origin, and finally, low tariff protection for locally grown fruits. Here is an illustration of how this works. In 1975, there was a large sour cherry crop in the Niagara Peninsula, and also in Michigan and New York State. The processing Board set a price that the local processors considered much higher than the price of imports. They decided to process only part of the local crop, and import the balance of their expected requirements. This left tons of sour cherries without a market, which meant a tremendous loss to growers. The Tender Fruit Processing Board approached the Federal Minister of Agriculture, Hon. E. Whelan, for help. Fortunately, he responded very quickly. All the surplus sour cherries were

purchased through the Farm Stabilization Board and were put into storage to be sold under the Act. All at once, there was a huge demand from processors for sour cherries, and there was not enough to go around.

Kieffer pears were in a similar surplus position, but the Federal government handled them in a somewhat different manner, and most of the surplus Kieffer pears were marketed. These two surplus crop situations show very clearly what Tariff Laws mean to growers. It can make them, or break them, and no more need be said about tariffs at this time.

At the end of World War II there were many canners in the peninsula but most of them have ceased operating and there is only a major one and two small ones operating now. The reason for this is very clear. There has been a tremendous increase in imports of canned fruit and the local processors have been forced to close down as a result of cheaper imports. The federal government could have helped to alleviate this unfortunate situation but not enough was done to stop this trend. Canners are very important to the fruit industry as they use a large portion of the fruits produced.

It has been pointed out very briefly at the beginning of section 4-(c) that after the end of the Second World War, fruit lands were bulldozed out to accommodate the needs of Niagara Peninsula municipalities for expansion, at the expense of fruit-growing lands. It was very easy for developers to take over the fruit growing lands on the fringes of municipalities, particularly cities like St. Catharines and Niagara Falls. In fact, all municipalities that could

provide the necessary urban utilities developed quickly, and this created a vicious circle. Fringe areas became urbanized, creating new fringe areas, and there seemed no end to this trend. Bigger, and better housing and industrial development became prevalent. The Provincial Government made no attempt to slow the trend. In fact, it helped to promote it by building and expanding the road system throughout the peninsula. This, by itself, removed thousands of acres of fruit lands, from production, as trees were removed to make way for paved highways.

The fruit growers were in no position to fight or stop this trend. As pointed out earlier, returns from fruit-growing began to decline and growers saw a new opportunity to make fortunes that they had never foreseen. They could sell their lands, and make more money from the interest on mortgages, than they could make by growing fruit. Being human, naturally they did not refuse to take all opportunities for a good, easy life which came their way. No one else seemed to worry or care about what would happen to the Niagara fruit lands, and really, why should they? After all, the older generation had worked hard, and they were entitled to enjoy life by early retirement. "Let the future take care of itself" seemed to be the only consideration of most people, except for a small minority.

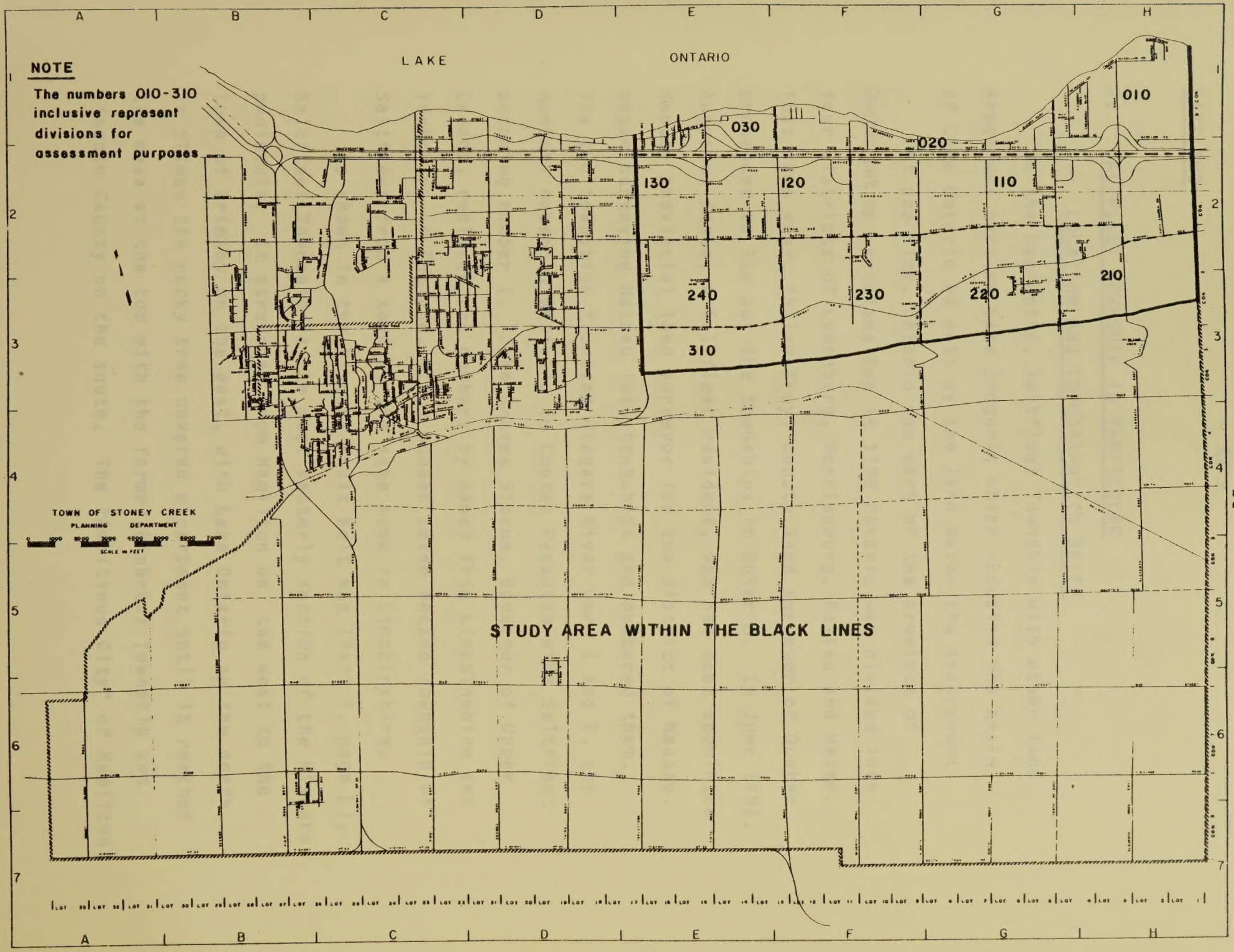
The best fruit-growing lands in the peninsula are between the escarpment and Lake Ontario. All fruits except peaches and sweet and sour cherries can be grown anywhere in the peninsula. So the large growers, near the city of

St. Catharines on the east, and Hamilton on the west, began to sell out as soon as profitable offers were made for their farms. They began to buy smaller tracts in the middle of the peninsula and consolidate their operations. This way, they could have just as many acres to farm, and have plenty of money left after selling their more expensive land around the cities. This trend started to make these cheaper lands more expensive and another alternative had to be found.

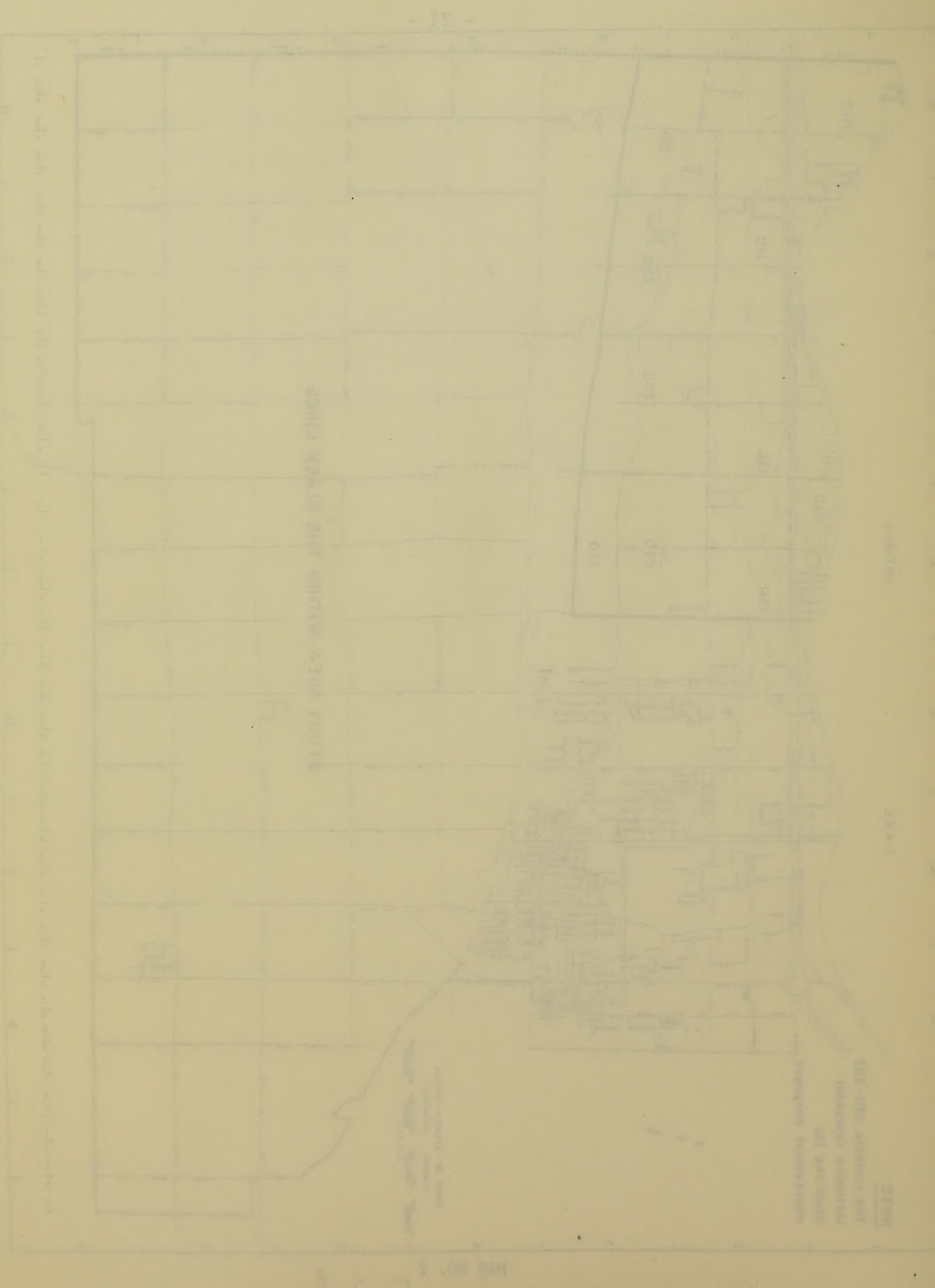
Knowledgeable fruit growers knew that there were thousands of acres just on the top of the escarpment that were used to produce grain. These lands with some investment could be utilized for the production of pears, plums, grapes, some for sweet and sour cherries, but very little of it for peaches, because of climatic conditions. The land could be bought at a very reasonable price, and better still, they would not be displaced by large developments in the near future. The grain producing lands were planted into orchards and vineyards. Before too long, fruit growing lands that were urbanized, below the escarpment were replaced by lands above the escarpment, but not in equal acreage. However, more acres of urbanized fruit-growing lands below the escarpment could be replaced by the lands on top. This can, and will happen, if governments set up definite policies that will encourage fruit production at fair and reasonable returns for labour and investments. No industry or business will keep on operating on a continuous loss or non-

profit basis, and the fruit growers should not be expected to do so, year after year. Generally, they are not an unreasonable group of citizens. Most of them love their calling, and want to continue growing fruit under fair conditions.

So far, it has been definitely shown that the fruit belt of the peninsula has decreased tremendously, yet fruit production has kept pace, or even over-produced for profitable sales. For this very reason, responsible government officials have not realized the importance of what has been happening. Now the "break even" point is just around the corner. There is just so much land available now for fruit production, and the price of land is reaching the point where no one, not even government bodies, can afford to buy it, and keep it in production. How can the Niagara Escarpment Commission or municipal planning boards zone lands Agricultural, and tell the owners that they must keep on producing without being in a position to buy the land that the owners could sell at a profit? Owners have their Crown-given rights to their properties. Governments have responsibilities to both urban citizens, and to the farmers. How are these rights going to be reconciled without one hurting the other? That is the paramount policy consideration of the governments for the near future. Time is passing and a CONCRETE POLICY should be set up immediately.


NOTE
The numbers 010-310 inclusive represent divisions for assessment purposes
LAKE ONTARIO
010
020
030
110
120
130
210
220
230
240
310
TOWN OF STONEY CREEK
PLANNING DEPARTMENT
SCALE IN FEET
STUDY AREA WITHIN THE BLACK LINES
A B C D E F G H
1 2 3 4 5 6 7

MAP NO. 2



PART TWO

1. SALTFLEET TOWNSHIP IN PARTICULAR

1-1 LOCATION AND TOPOGRAPHY IN BRIEF

In the beginning, Saltfleet Township with other land areas was part of Lake Iroguois which occupied the basin of Lake Ontario as well as the land below the escarpment.

At one time, Ontario was part of the province of Quebec but by a proclamation in 1788 Ontario was divided into four districts of Lunenburg, Mechlenburg, Nassau and Hesse. That same year, Philip Frey, deputy land surveyor of Quebec proceeded to lay out the townships in Ontario. In June 1791, Augustus Jones, a Saltfleet resident, who had been appointed deputy provincial land surveyor for the district of Nassau, began surveying Nassau into townships and numbered them. The two townships fronting Niagara River were 1 and 2, the numbers extended westward to Cootes Paradise with Saltfleet becoming number 7. John Graves Simcoe, Governor of Upper Canada, replaced the numbers by names from Lincolnshire and Yorkshire in England. Thus number seven became Township of Saltfleet from a town by the same name in Lincolnshire.

As shown in the Niagara Fruit Belt map (Part 1. page 1), Saltfleet Township is the most westerly section of the Niagara peninsula. It stretches from Hamilton on the west to the Town of Grimsby on the east, with Lake Ontario on the north it climbs the rocky tree covered escarpment until it reaches the mesa at the top with the former Binbrook Township and Lincoln County on the south. The "Ambitious City" of Hamilton

on the westerly boundary, has had a great influence on the size and development of the Township. Hamilton extended its easterly boundaries by annexing thousands of acres of general agricultural and fruit growing lands of the Township. Thus Saltfleet, which became the present Town of Stoney Creek on January 1, 1974, is much smaller than the Township that was set out in 1791. Hamilton also had great influence in the development of Saltfleet Township as it was completely dependent on the big city for water and sanitary services. This will be explained more fully later on in this report as this fact is considered very important in the development of the Township.

It is very easy to detail the topography of the Township in a concise yet complete way. It is divided into two definite parts for all purposes, be it agricultural or urban development, these are above and below the escarpment. The terrain is very flat in both parts, and for drainage purposes more than three quarters of the whole land area comes under the Hamilton Region Conservation Authority and the small south easterly portion is under the Niagara Region Conservation Authority. The land is mostly clay loam with some light loam and there is very little sandy soil suitable for peach or sweet cherry production. In fact, there are less than 200 acres east of Dewitt Road, which will be broken down in detail later. This easterly portion of the Township is mostly heavy red clay, suitable only for the production of grapes, pears and plums.

As in the rest of the Niagara peninsula, the temperatures are consistently lower above the escarpment than below. This makes the risk of spring and fall frosts very great and fruit growers above the escarpment suffer more frost damage than those below. This frost damage is fairly frequent and growers who set out orchards and vineyards above the escarpment consider it a serious disadvantage. But there are some advantages to offset this and the two most important ones are: much cheaper cost of land and less risk of urban development in the foreseeable future. Therefore growers who wish to stay in fruit growing are moving above the escarpment to be sure. These will be detailed later on in this report with actual facts and figures.

1-2 FRUIT GROWING DIMINISHING

> "Fine fruit is the flower of commodities. It is the most perfect union of the useful and the beautiful that the earth knows. Trees full of soft foliage, blossoms fresh with spring beauty; and finally, fruit, rich, bloom-dusted, melting and luscious; such are the treasures of the orchard and garden, temptingly offered to every landholder in this bright and sunny, though temperate climate."
>
> (Andrew Jackson Downing)

When the early settlers cleared lands anywhere, naturally grain crops were planted first as they returned yearly incomes and were necessary for daily living. Fruits were considered a luxury and therefore were not cultivated as part of early agriculture. As more and more lands were cleared and put into grain production, farmers began to plan more profitable uses for their lands. It has already been

pointed out that all conditions in the Niagara penninsula were ideal for fruit growing. As early as the late seventeen hundreds, orchards and vineyards were set out in the eastern end of the peninsula where conditions were most ideal and gradually extended westward. Saltfleet Township was at a westerly end of the peninsula and it too, eventually became part of the famous Niagara fruit belt.

It can safely be said that most of Saltfleet below the escarpment was at one time planted into orchards and vineyards according to general soil classifications. Fruit growers were happy in their occupation and prosperous too even though there were some poor years with crop failures or poor marketing conditions. It was the considered opinion of most that these conditions would continue indefinitely. However, there was one important factor that no one thought of or considered a serious threat to their way of living. This was the ambitious fast growing city of Hamilton, next door to Saltfleet. Hamilton was growing tremendously by the establishment of all types of industry and commerce and it had to expand. The natural expansion was easterly into Saltfleet fruit growing lands. It was too hard to expand southerly above the escarpment as the cost of providing the urban services such as water, storm and sanitary sewers were considered almost prohibitive then. Heavy industry and needed auxiliary industry and commerce could not be established without the much needed services. Hamilton harbour, railway lines and later on Q.E.W. made the flat fruit growing lands very suitable for expansion.

No one tried to stop the natural expansion of Hamilton into Saltfleet Township in a meaningful way. The township was completely rural without any urban developments and there were no plans to provide services for development. The elected officials and public leaders of the Township were all fruit growers and had no plans to urbanize the Township even though they realized that Hamilton would expand easterly into the Township. They accepted this as an unavoidable fact and besides there was plenty of fruit growing lands in all of the Niagara fruit belt and municipalities within the peninsula could not be stopped from expanding their boundaries into the fringe fruit belts. This was an established fact in Hamilton as it was becoming the most highly industrialized city in southern Ontario and no one wanted to stop industrial growth that was becoming very important to all.

Industrial growth created more jobs and more and better paying employment for workers who came in to fill the jobs. This increased the population of Hamilton and urban services and housing had to be provided to take care of the ever increasing population. This demand could only be met by expanding the city limits, as the rural finge areas could not provide the services that the prosperous industrial workers demanded. They would not and could not live in rural conditions that were satisfactory to the rural population of any rural municipality.

This industrial, commercial and population growth started a definite trend that could not be and has not been stopped, even now. The elected officials and the public accepted the fact that growth must not be hindered in anyway or at any cost. The easiest and cheapest way to expand was easterly into the fruit belt of Saltfleet and short range plans were made accordingly. Fringe areas of the Township were annexed as needed, fruit trees were removed urban services were provided and development replaced the fruit growing lands. Rural officials seemed to be helping to stop this trend as all they did was to oppose each annexation application of Hamilton to the Ontario Municipal Board. This government branch had to approve such applications and none were refused, although some were modified at the time. This meant nothing, as the next annexation application was made earlier than anticipated and naturally included more fruit lands for urban development. The Ontario government at that time had no plans to save any fruit lands and worse, no land-use policy either. No one seemed to think of saving the fruit lands that would be hard to replace. The one and only consideration seemed to be growth and prosperity. This urban growth of Hamilton easterly continued until the last big "annexation battle" between Hamilton and Saltfleet Township before the Ontario Municipal Board in 1959. This put an end to annexations by the city, but it did not stop the destruction of fruit lands of Saltfleet. Instead, the elected officials of Saltfleet took over where Hamilton

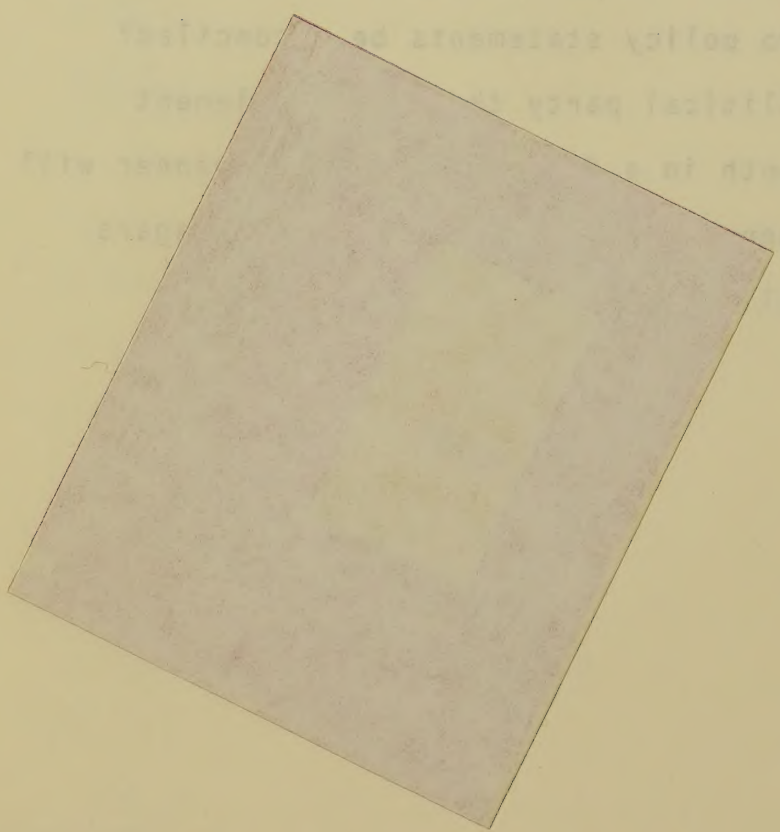
was forced to stop and continued urbanization of the fruit lands. They can not be blamed for what has happened in the name of PROGRESS.

A brief outline of annexations around Hamilton and northerly in the Golden Horse-Shoe towards Toronto is set out here as it is considered very important. The following Table No. 2 shows this at a glance.

Table #2 ANNEXATIONS

DATE	O. M. B. Order No.	FROM	TO	ACRES
Jan. 1, 1959	P.F.M. 1175	Saltfleet Twp.	Hamilton	662.0
Feb. 13, 1956	M.	" "	"	2,600.1
Jan. 10, 1949		" "		3,326.0
Jan. 28, 1943	P. 713	" "	"	630.0
				7,218.1
1953			Stoney Creek	83.0
March 11, 1924		Barton Twp.	Hamilton	253.820
Dec. 22, 1922		" "	"	3.037
March 18, 1920		" "	"	767.910
Jan. 18, 1912		" "	"	170.
March 1, 1910		" "	"	659.790
June 9, 1910		" "	"	52.210
Sept. 27, 1909		" "	"	1,272.
				3,178.767
May 14, 1959	7855	" "	"	8,282. (Completely)
Sept. 27, 1957	P.F.M. 49,805,302	Nelson Twp.	Burlington	(Completely)
Aug. 8, 1961	P.F.N. 1760-61 (amalgamations)	Trafalgar Twp.	Oakville	68,000 acres (Completely)

The Townships of Barton, Nelson and Trafalgar as shown in Table No. 2, became part of the large neighbouring urban municipalities. It is presumed that as good and practical planning all undeveloped lands in these municipalities were zoned for agricultural, rural or rural residential uses. It is very easy and commendable to zone lands into these categories when planning By-laws are being prepared, but it is very difficult to keep the lands as zoned. Politicians, political parties and government agencies are all bemoaning or stating that 26 acres of agricultural lands are disappearing every hour, every day, 365 days a year. At the same time, these same people are demanding that more housing must be provided, more factories must be built to provide much needed employment and progress must not be hindered. A good question would be, how can the two policy statements be reconciled? The politician or the political party that will implement policies to accomplish both in a fair and equitable manner will win the whole hearted support of all peoples in the Niagara fruit belt, in fact in all of Ontario.



1-3 URBAN DEVELOPMENT AND INCREASING DEMANDS FOR MUNICIPAL SERVICES

At the end of World War II, lands west of Red Hill Creek, now deep in the City of Hamilton, were in fruit production. As indicated previously, the east city boundary was stopped 200 ft. west of Highway 20 (now Centennial Parkway) but urban development continued in Saltfleet and now the sanitary sewer truck along Q.E.W. is at Dewitt Road. A short history of this development will be given here to show how this happened and that most of the remaining fruit lands east of Dewitt Road within the present town of Stoney Creek, are being taken out of fruit production. This is because the government is too late in even trying to introduce policies to save these lands that have water service, street lights, good roads, gas and telephones, etc. BUT NO SANITARY SEWERS. Urban development has progressed too far and it can not BE STOPPED now by denying just the essential and much needed sanitary sewers.

Saltfleet Township being a next door neighbour to the industrial city of Hamilton, experienced rapid increase in population after the end of World War II. Many city dwellers, particularly workers bought small acreages or large lots to build homes to get away from the city life. The lands were being offered at reasonable rates and there were plenty for sale situated on main roads and streets. Uncontrolled housing developments created "strip developments" along township roads. Inadvertently, the federal government also helped to destroy the fruit lands, ironically with the best of intentions.

"The Veterans' Land Act" had been passed in 1942 to help the returning Veterans settle on their own small holdings. The Veterans Land Act officials decided that it would be very nice to settle some Veterans in the beautiful fruit belt without any regard to possible consequences. Accordingly, they proceeded to buy fruit farms in the "far away" parts of Saltfleet away from city limits of Hamilton. Small fruit farms in the Millen Road area were assembled and were broken up into 2-3 acre "farms" to be sold to veterans to build homes. The main stipulation was that these holdings must be retained for ten years and there would be unconditional grants towards the cost of the lands.

These types of uncontrolled developments created many difficulties in the Township and the elected officials decided to try and stop the trend. In May, 1955 the Township Council did pass by-law No. 1515 which would designate what certain lands were to be zoned for and to what use they were to be put. In this By-Law, certain conditions were laid out as to the dedicating and building of roads, minimum size of the lots to be created, also the minimum size of the dwelling to be erected. Prior to the enactment of the zoning By-Laws, those desiring to develop land were required to enter into a subdivision agreement with the Township. These were varied in many ways due to the location and what municipal services were available to the particular parcel of land. With the approval of many of these new subdivisions, new problems arose; such as the need for more school rooms, and where to build them; where municipal services, such as - water and sewer should be installed;

should there be plans for parks, and play areas, new fire stations; and so on? The problems seemed to be insurmountable, but saving the fruit lands was never even considered as one of these problems.

1-4 URBANIZATION - COMING OF WATERMAINS, SANITARY AND STORM SEWERS, PAVED POADS, SIDEWALKS, STREET LIGHTS, ETC.

In passing By-Law No. 1515, the Township Council accepted the fact that being next door to Hamilton that it is impossible to stop urban development into the Township and that any developments must be in an orderly planned manner. The following is an insert from this By-Law.

> "The Council may by By-Law designate an area within the municipality as an area of sub-division control and thereon no person shall convey land in the area by way of a deed or transfer on any sale or enter into an agreement of sale and purchase or enter into any agreement that has the effect of granting the use of/or right in the land directly or by entitlement for a period of 21 years or more."

After this By-Law an Official Plan was prepared for the whole of the Township by the Hamilton-Wentworth Planning Area Board and passed by council, also zoning By-Laws to implement the Official Plan. This was a planned orderly development, but again it must be stated that no long term plans were made to save the fruit lands as there was no such official policy or the need for one.

Strange as it may seem that the community of Winona, the most easterly portion of the Township, was the first part of it to have urban services, such as water service, street lights, parks, etc. This fact will be elaborated later on in section 3.

City people moved into the Township to be close to their work and at the same time have the benefits of country living. Homes were built on large spacious lots at reasonable prices and people took advantage of the fresher air and cheaper municipal taxes. This was true for all rural municipalities, so long as the influx of people was on a small scale. This was not the case in the Township as a great number of people settled in what seemed to be rural areas which soon turned into urban areas with many municipal services. The most needed service was watermains as almost all of the deep well water used in homes was very hard and full of objectionable minerals. Soon these wells became contaminated by septic tank bed seepages as most of the soils were not suitable for this purpose and too many were being installed close together.

Township Council soon realized that piped water must be made available, as there would be health problems before too long. The engineering firm of James F. MacLaren, that had engineered the construction of water mains in Winona in 1951, was authorized to draw up plans for a township water pumping station as soon as possible. But the City of Hamilton thwarted these plans before an Ontario Municipal Board hearing by offering to sell water to the Township for all time. The board ruled in favour of the offered plan and the Township became completely dependent on the city for water service. It seems needless to say that once plenty of pure running water was available, then more and more fruit lands were bought, thus bulldozed out and PROGRESS was carried on with no end in sight. Then, as a result of these developments council had to face a new problem which

naturally followed the creation of urban areas where fruit trees were growing.

This created new and more serious health problems which was sewage water flooding the septic beds and overflowing into road ditches. The ditches became a source of rat-infested health hazards and naturally the residents demanded action to solve them. A completely new council was elected for 1961-1962 and they lost no time in getting to the source of the problem. An Engineering Department was formed and a young aggressive and well-qualified engineer, Wm. L. Sears, was engaged to head the new department. This council's first and main priority was the installation of sewer mains as soon as possible to remedy the serious sewage problems. Mr. Sears soon began to negotiate an agreement with the City of Hamilton for sewage to run into the Hamilton sewage treatment plant on Woodward Avenue. He and his staff designed the first half mile of 66" diameter sewer tunnel along the Q.E.W. from the Hamilton boundary to Green Road. This was constructed in 1962 and there was no more hope to stop complete urban development in the Township below the escarpment. All fruit lands in the west end of the Township were soon in the hands of developers who planned sub-divisions for homes and industry. These were the most modern types, very popular and it was hard to supply the demands for them. How could anyone dare to stop such orderly urban development when all necessities, such as water, sewers, C.N.R. train service and Q.E.W., were all available within the lands being developed in the Township? No one seemed to care about what was happening to

fruit production and there was no valid reason. Growers were happy as they were getting higher and higher prices for their lands. In fact, in some cases the interest was more than the net revenue received while growing fruit. Developers were happy too for there were very profitable returns for their investments and that is what the "game" is all about.

Even though Mr. Sears resigned his position in 1965 to start his own consulting engineering firm of Wm. L. Sears and Associates, he was retained by the then Ontario Water Resources Commission to design and supervise the next two stages of the trunk sewer along the Q.E.W. These were, from Green Road to Millen Road in 1970, and Millen Road to Dewitt Road in 1973. The trunk sewer was at this point on May 1, 1976. No one can deny that the lands serviced by these constructions cannot be stopped from the orderly development, otherwise what is the use of costly financial investment?

The rest of this report will produce facts and figures to show why the trunk sewer should be extended to the easterly limits of Stoney Creek to service the most progressive area of the Town.

2. SALTFLEET TOWNSHIP - DEWITT ROAD - EASTERLY BOUNDARIES

2-1 REMAINING FARM LANDS

Even though this section is shown as three subjects in the contents of this report, they will not be discussed separately. It is considered that in this way it will be much easier to give a better insight and understanding to all those who are not too familiar with the lands under study.

Up to now no attempt has been made to show acreages, except in Table #2 showing annexations from the Township by the City of Hamilton. Acreages and number of fruit farms and growers will now be given from the Assessment Roll for 1975, Town of Stoney Creek. Table #3 is included to be able to make comparisons. The information contained therein is from the "Niagara Region Agricultural Research Report, Fruit Belt", March, 1969 by L. G. Reeds, Department of Geography, McMaster University.

Total Area	18,936 acres	100.0%
Crop Land	12,471 acres	58.7%
Field Crops	7,329 acres	20.7%
Tree Fruit	2,585 acres	17.8%
Grapes	2,224 acres	2.8%
Vegetables, Small Fruits, Nurseries	333 acres	
Total Number of Farms	414 acres	
Total Number of Fruit Growers	106 acres	
Approximate Area of Tender Fruit Soils	1,920 acres	

A detailed analysis of Tables #3,4,5 will show some very interesting facts, some of which could be shockingly revealing and show the need for immediate concrete policies to implement the slogan, "SAVE NIAGARA PENINSULA FOR FRUIT GROWING", as indicated at the very beginning of this study. This analysis will be carried out under definite headings for clear understanding of the impact of what has been happening.

1. DEFINITION OF A VIABLE FRUIT FARM

All fruit growers know that a grower must have a minimum of 20 acres of land to be able to make a living from the farm without outside supplementary income from a secondary employment. This farm must have at least 50% first class fruit land to be able to grow peaches, and sweet and sour cherries, the balance growing plums, pears, grapes or small fruits suited for the land. Without such a farm, a grower will have a part-time "moon-lighting" job, or work full-time at another job during the 5-6 months of fall and winter when the fruit operations are not as demanding.

It has not been definitely ascertained what part of Saltfleet Township, also what minimum acreage, was used by L. G. Reeds to arrive at the figures quoted in Table #3. Since the study was carried out in 1969, it must be safe to assume that it was not the westerly part of the Township as this part has been serviced and developed. Regardless of this, a comparison of some of the facts in Table #3 and Tables #4,5 should be considered very seriously. The area in Table #3

TABLE - 4

Summary showing Number of Assessments or Properties and Acreages

SUB-DIV. on Assessment Roll	Total No. of Properties in Sub-Div.		PROPERTIES 5 - 10		10 - 15		15 - 20		20 - 25		25 Up	
	(1)	(2)	No.	Acres	No.	Acres	No.	Acres	No.	Acres	No.	Acres
010	11	115	11	78.030	4	54.167	4	65.727			1	96.601
020	10	185	8	59.798	2	25.332	1	19.823				
030	6	131	4	31.874	3	38.268						
110	20	241	16	101.148	13	164.836	9	146.619	5	112.314	1	64.678
120	8	170	8	52.935	5	64.499	1	19.954	1	20.430	2	92.682
part - 130	4	62	11	82.783			1	15.221	1	22.731		
210	9	184	6	43.680	7	83.051	3	47.944	1	22.215	3	168.218
220	11	273	11	76.882	3	34.730	5	87.818			5	192.184
230	16	217	10	78.584	3	40.345			2	44.866	3	135.187
240	6	195	3	25.146	1	12.750	1	16.000	2	40.786	2	105.893
part - 310	-	38	9	70.441	4	48.152			2	46.535	6	208.763
TOTALS	101	1811	97	701.301	45	566.130	25	419.106	14	309.877	23	1,064.206

Total No. of Properties or Assessment East of Dewitt Road	1,912
Total No. of Properties or Assessment Under Study	204
Total No. of Acres Under Study	3,079.894

(1)-Exempt Roll
(2)-Regular Roll

TABLE - 5

Farms (20 acres up) Owned by Grower or Developers and In Production or Not

SUB-DIV On Assessment Roll	OWNED BY				IN PRODUCTION					
	GROWERS		DEVELOPERS		GROWER		TENANT		NEGLECTED	
	No.	Acres	No.	Acres	No.	Acres	No.	Acres	No.	Acres
010			*1	96.601			1			
020										
030										
110	3	67.445	3	109.547	2	46.501			4	130.491
120			3	113.112			3	113.112		
Part 130			1	22.731			1	22.731		
210	3	168.218	1	22.215	2	143.068	1	22.215	1	25.150
220	4	147.916	1	44.268	3	99.956	2	92.228		
230	4	148.306	1	31.747	3	125.746	2	54.307		
240	1	66.515	3	80.164	1	66.515			3	80.166
Part 310	1	24.875	7	230.423	1	24.875	3	77.650	4	152.773
TOTALS	16	623.275	21	750.808	12	506.661	13	382.240	12	388.580

Total Growers	16	Acres	623.275	
Total Developers	21	Acres	750.808	* Hamilton Region Conservation Authority
	37		1,374,073	

TABLE - 6 -

Analysis of grower owned farms

SUB-DIV On Assessment Roll	OWNED BY				OPERATED BY			
	Grower		Grower		Tenant		Neglected	
	No.	Acres	No.	Acres	No.	Acres	No.	Acres
110	3	67.445	2	46.501			1	20.994
210	3	168.218	2	143.068			1	25.150
220	4	147.916	3	99.956	1	47.960		
230	4	148.306	3	125.746	1	22.560		
240	1	66.515	1	66.515				
310	1	24.875	1	24.875				
Totals	16	623.275	12	506.661	2	70.520	2	46.144

must be all of the Township land starting immediately west of Dewitt Road and the area in Tables #4,5 are only the lands East of Dewitt Road below the escarpment. L. G. Reed's study was carried out in 1969 and this study is up to the end of 1975, a space of only six years.

2. NUMBER OF FARMS AND ACREAGES

L. G. Reed's study shows a total of 106 fruit growers with 4,609 acres of tree fruit and grapes. This study (Table #4) shows a total of 204 fruit growers with 3,079 acres for a much smaller area. In Table #4 even small parcels of lands were included for research purposes but actually there are only 27 viable farms with 1,374 acres and only these will be discussed briefly. There are 16 farms owned by growers with 623 acres and 21 farms owned by developers with 750 acres. A few of the farms owned by developers are rented out to tenants and any fruit grower knows that once this happens these farms will deteriorate very quickly. Only the exceptional tenant will care for a farm as if it were his own, so tenant operated farms before too long will not be in production and will be an eyesore in the community. There are several examples of this, as a few were offered free of rent to good growers but the offers were not accepted as it would cost too much to put them back to profitable production.

Even though Table #5 shows 16 viable farms owned by growers with 623 acres, there is no guarantee that they will exist as such, a few years from now. A detailed analysis of grower owned farms is given in Table #6.

It shows 12 farms with 506 acres operated by growers, 2 with 70 acres operated by tenants and 2 farms with 46 acres as neglected. Simply, there are only 12 farms with 506 acres left in ALL of the former Saltfleet Township below the escarpment in fruit production. It would be a fair question to ask, "How long will they last under the present economic condition?". Someone should come up with an equitable answer to the problem that is facing all of the Niagara Fruit Belt.

A few fruit growers have tried their own solutions to this exasperating problem without a firm government policy to help them. Even then they are not sure how long they will be able to carry on with their desire to keep growing fruit. A few have taken the easy way out by taking an early retirement and selling out at attractive prices, living on their investments without working. But most of those who want to keep on fruit growing have sold their farms below the escarpment, and have bought much cheaper land above the escarpment or in and around Beamsville and Vineland where development pressures are not as great. It must also be pointed out that some of the 16 growers remaining have offers to buy at fantastic prices and a few are considering attractive options now. This information is CONFIDENTIAL, but can be supplied to responsible government officials upon request on a confidential basis. The same applies to any confidential information that may be given later on.

3. SOARING PRICES

This is the most serious evil facing the growers and the federal, provincial or municipal governments, Fortunately,

or unfortunately, as the case may be, the Niagara Peninsula is very well suited for purposes other than growing fruit. Fast developing urban municipalities are at either end of the fruit belt, St. Catharines on the east and Hamilton and Stoney Creek on the west. These municipalities have been providing all the needed services for progressive and well planned developments. Tremendous growth has created a demand for the lands that developers know is very attractive, desirable, and easy to promote as living space for a large number of people. Unfortunately, fruit production and growth cannot exist too closely together and since fruit is not considered a prime necessary food, fruit lands are losing the battle for survival. In any endeavour, demand is the main factor for success, and fruit lands have been losing the battle of demand and prices. Here is more confidential information to prove this fact.

A) A 15 acre fruit farm, right in the middle of Winona, was bought for $5,500.00 in 1943; 12 acres of it was sold for $14,000.00 in 1954; a corner lot, 90 ft. x 160 ft. was sold for $6,000.00 in 1961. Two building lots were separated and built on the highway frontage worth $15,000.00 at the time, leaving 1.03 acres on the sideroad with the original buildings on it. In 1975, this property was appraised at $60,000.00 and the owner refused a firm option to buy at that price. It is interesting to note that there is 3/4 acre of grapes growing on this land which makes it very expensive grape growing at the price grapes were selling in 1975 - $205.00 a ton for surplus grapes. Surely, it must be obvious to anyone that the would-be purchaser had no intention of growing grapes on the land.

B) A block of farm lands with 190 acres, again in Winona, was sold at $6,500.00 per acre in 1967 for industrial purposes. Since then it has been resold and exchanged for industrial property in Hamilton and as it is the largest piece of industrial land in Stoney Creek, it must now be beyond the range of anyone for fruit growing purposes.

C) A small lot, approximately 3/4 of an acre in Winona owned by the provincial Ministry of Transportation and Communications has been appraised at $35,000.99. The ministry has offered the first chance to purchase it to Town of Stoney Creek at that price. If the government were really serious about the slogan, "Save Niagara Peninsula for Fruit Growing", it could offer this property to the grower with 48 acres immediately to the south of it, at a reasonable price. However, such a move would be considered outrageous now. This lot was severed from the original farm around 1900 for a few hundred dollars for community building purposes.

D) Another 24 acre farm, again in Winona, was sold for $5,500.00 per acre in 1971, and it is priced at $20,000.00 an acre; this within a short period of five years.

E) There is not one lot with the minimum requirement of 20,000 square feet available at any price in Winona. If there were one, it would sell for at least $25,000.00, any day. Real estate salesmen are offering fabulous prices to anyone who has property that could be built on, be it a house or industrial plant. There is no end to such examples and it is considered superfluous to quote any more. As far as the lands

under study are concerned, the "hand-writing is on the wall" and it is absolutely impractical that these "fruit" lands should be "frozen" for agricultural purposes. It is fine for elected officials to sound sentimental about the fruit land as they have no financial stake in them. But growers who have their life investments and also the experience in growing fruit know better and are desperately trying to save the fruit lands that can be saved under favourable conditions. Any expert in this matter will acknowledge without any reservation that all fruit lands within this study area are doomed as far as fruit production is concerned.

3. WINONA COMMUNITY AREA

3-1 LOCATION

Winona is the most easterly community of Saltfleet below the escarpment. Its boundaries extend from the former Lincoln County line on the east to somewhere half-way between Jones Road and Glover Road on the west. The northern boundary is Lake Ontario while the southern boundary is the escarpment. Winona has no municipal government and has always been a part of Saltfleet Township, and now Stoney Creek.

3-2 HISTORY AND DEVELOPMENT

The federal government opened up a post office using the name Ontario in December, 1851. This made Ontario the official name for this area. Things in the post office department ran along smoothly until Confederation year 1867 when the name of Canada West was changed to Ontario. This caused great confusion in the mail service and the name of the community was changed from the Indian name of Ontario to the Indian name Winona, on April 1, 1868. Some say that the place received its name in honour of Tecumseh's daughter.

Although the area is rather rural yet, it in many ways is a very highly developed part of Saltfleet. There are four denominational churches, two public and one separate schools, one private school and one large high school. It has several community clubs, horticultural society and is the home of the well-recognized "Winona Peach Festival". This festival started as a confederation celebration project in 1967 by four citizen organizations and now there are 16 organizations participating.

Winona is the home of E. D. Smith & Sons Ltd., founded by the late Senator E. D. Smith over 90 years ago and still carried on by his descendants. The firm manufactures the well known E. D. Smith pure jams and jellies and all types of tomato products. During the busy season of tomatoes, it employees over 400 workers. There are many other small industrial plants and commercial establishments, a small shopping centre, restaurants and a bank branch. All these make Winona a very attractive and desirable community in which to live.

3-3 COMING OF PARKS, WATER, STREET LIGHTS, ETC.

Winona has always been considered the most progressive part of Saltfleet. The first park in the Township was established in Winona when the residents of the former school section No. 1 presented a petition to buy a 12 acre property on Barton Street as a community park for the area pursuant to the provisions of The Community Halls Act in 1948. For a long time this property was developed by a one mill tax on the local resident only. Supported by the service organizations of the community the first lit baseball diamond in the Township was constructed in this park and soon it bacame a centre for athletic and other public events. The community even organized and supported a baseball team in the Big Four Baseball League of Hamilton.

In the period 1943-1948, the community grew very fast and soon there was a need for clean water service. The nearest water main from the west was more than five miles away and it would be too costly to bring water all that distance. The citizens did not want to wait for development in the west end of the Township to be able to get water service. They decided to solve their own problem. Water from the Township of North Grimsby was only one quarter mile away on No. 8 Highway, east of Winona. A citizens' group was formed to investigate the possibility of bringing water service from there into the community. There were several obstacles in their way, but this did not deter them from going ahead with their plans. North Grimsby bought water service from the Town of Grimsby Water Commission, which meant that the citizens had to convince their own Township Council to negotiate with two other municipalities on behalf of Winona. Again the citizens presented a sufficiently signed petition, this time under The Local Improvement Act to hire consulting engineers to draw up plans for water mains in Winona. After two years of hard work on the part of all, water service was available to all the homes in Winona in 1950 - again the first part of the Township to receive such service. After this, the area developed much faster and the first reservoir in the Township had to be constructed on the plateau or Fifty Road South. When the property for the reservoir was bought it was large enough for future expansion and also contained enough land to provide a second park for the Winona residents who had to pay for all these improvements and were willing to pay for the improvement of their community.

The coming of water service attracted more people to build homes in this progressive community. At this time, there were plenty of building lots along the roads and it was possible to choose a lot suitable for one's requirements. Under such favourable conditions Winona developed into a fairly large rural urban area and soon there was a need for further improvement. This time it was for street lights and the leaders knew that the only way to get this improvement too was by a petition. One was circulated, presented to the Council and in due time there were street lights in Winona. Once again, it was the first area in the Township to get such service.

Naturally, this improvement brought more developments as several sub-divisions had already been built and more were being planned all the time. The soil in Winona is mostly hard clay not very suitable for septic beds. This and the continued demand for building lots, created the biggest problem of all - the need for SANITARY SEWERS.

3-4 HISTORY OF STRUGGLE FOR SANITARY SEWERS

Through continued development, the need for sanitary sewers became evident and before too long, very urgent. Township Council took measures to slow development and try to find a solution to this problem which was getting worse as time went on. In the period 1950-1960, several sub-divisions had been approved with septic-beds as a sanitary system. At this time laundry tubs were being connected to the cellar sump pumps which naturally were directed to the road ditches. This started an undesirable and serious situation along the

Township roads. The health officials stopped this type of connection by ordering that in all future homes construction of laundry tubs must be connected to the septic-beds. This alleviated the problem along the road ditches but created further complications in the septic-beds. Most of them were not adequate for the extra water and the health hazard seemed to be worse.

Township Council also decided that no more sub-divisions in Winona area would be approved without a proper sanitary system. During 1955-1965, the Ontario Water Resources Commission was approving the construction of sewage legoons in rural urban areas of Ontario as a suitable sewage treatment system. The commission approved the construction of such a sewage treatment lagoon for Gardendale Survey off No. 8 Highway in Winona. The Township Council permitted the sub-division to be developed with the new type of sanitary sewers in 1960. This was the first MODERN sub-division in the Township with sanitary sewers, water, street lights, paved roads, etc. The sub-division was allowed to be enlarged by the APPROVAL of the Commission, so the lagoon was enlarged to the required size in 1962. Somehow this lagoon has never functioned properly as it has been a constant source of health problems. This and the construction of homes on scattered vacant lots aggravated the situation and the Council along with the health officials stopped permits for new homes. Since then there have been very few permits issued and only under exceptional cases.

Many attempts have been made to solve this

serious situation. In 1966, the Ontario Water Resources Commission had a report prepared by the engineering consulting firm of William L. Sears and Associates which recommended the construction of four sewage treatment plants in Lincoln County to serve the area from Port Dalhousie to Winona. The Winona area of Saltfleet Township was to be served by a plant in West Grimsby. However, when the Niagara Regional government was formed, sanitary sewers became a regional responsibility and the new regional engineering department discarded this plan. Township council started soon to investigate other plans to solve the problem which seemed to be getting worse constantly.

An O.W.R.C. report prepared by the same consulting engineering firm in 1969 recommended servicing the area west of Jones Road by the extension of the existing tunnel easterly to serve all the area in between. This plan did not include the Winona area and since the local health problem had not disappeared, Township council continued efforts to solve it.

Another report by the same engineering consulting firm was prepared in 1972, this one for the Ministry of the Environment. It recommended the construction of a sewage purification plant on an 18 acre property on the east side of Fifty Road. This report set out time tables showing that the area would certainly be serviced in 1976. A public hearing was held in 1973 by the Environmental Board to approve the proposed site. The Board approved the location of the site and plans were under way to proceed with the construction

of the plant. The council signed the necessary agreement with O.W.R.C. and passed the By-Law in December, 1973. This By-Law was sent to the Ontario Municipal Board for approval.

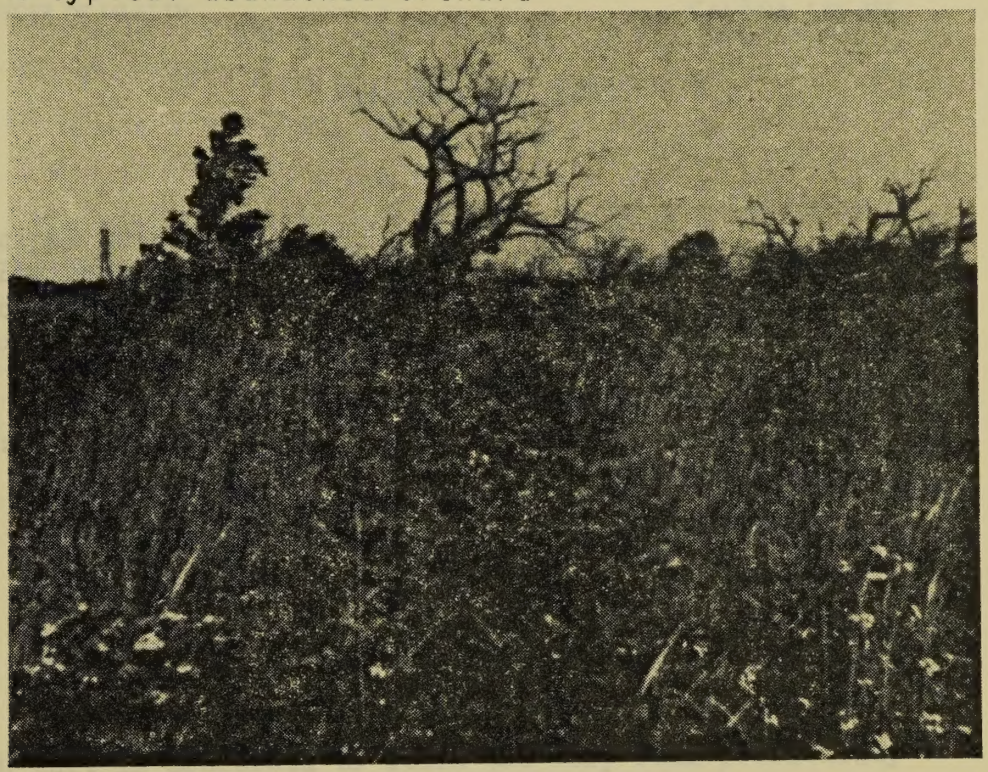
In January 1974, Hamilton-Wentworth Region became a reality with sanitary sewers a regional responsibility. The issue of all debentures within the region came under the regional council too and the O.M.B. refused to grant a hearing and approval to the Township sewer By-Law for Winona. The proposed plans were scrapped again and Winona seemed to be just as far away from getting sewers as it was at the beginning in 1966.

However, the regional engineering department presented new plans for sewers in Winona to the regional Council in the fall of 1975. The Council approved the proposed plans which provided for the extension of the truck sewer from Dewitt Road to Fifty Road. This would service all lands with sewers within this area. Other essential services were already installed so that all these lands would be completely serviced and ideal for industrial and residential developments.

These plans were forwarded to the Ministry of Environment for approval, but the Ministry has said that the fruit lands should be saved for fruit growing. Picture No. 2 is from the Stoney Creek News, dated September 10, 1975. It would be a fair question to ask - is this what the Ministry of the Environment wants to save Winona for?

PICTURE NO. 2

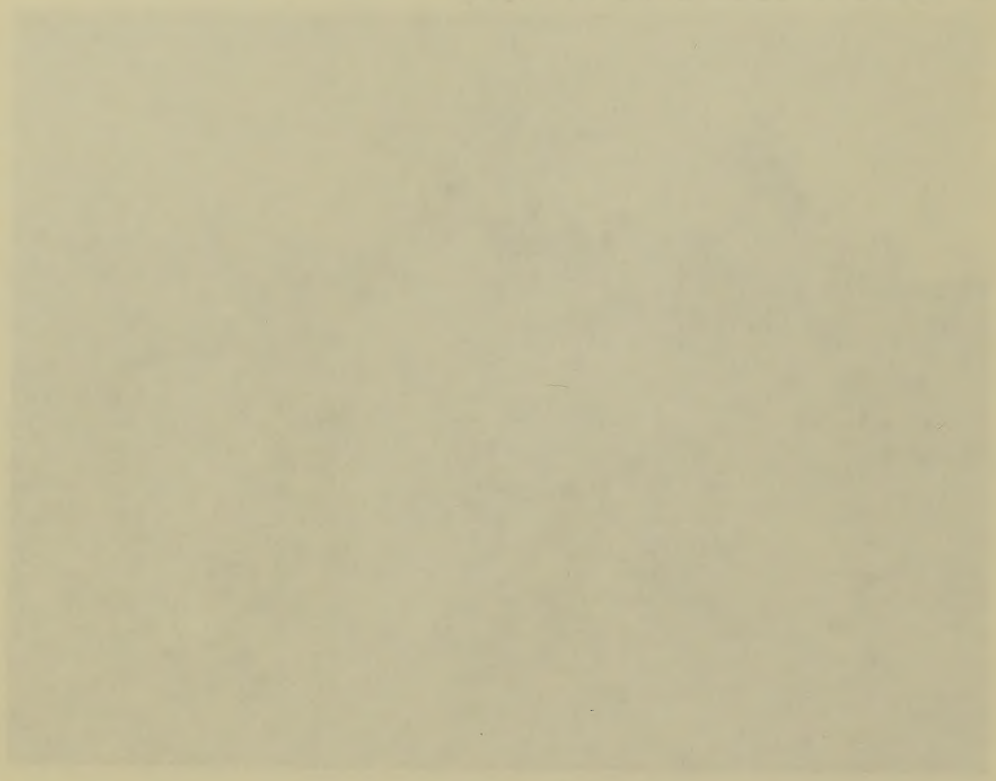
A typical abandoned orchard



This is a picture of an abandoned 12 acre orchard for over 10 years, just across the road from Winona Community Park on Barton Street. This orchard is on the south side of the orchard rented by Albert Papazian and there is a similar one on the north side. Papazian has to spray twice as often as recommended to keep the orchard free of insects and disease. There are many such orchards throughout the study area.

3-5 SERIOUS HEALTH PROBLEMS

These have been already well discussed earlier in this report and it would be superfluous repetition to elaborate on them any further here. Two letters from the Hamilton-Wentworth Regional Health Unit are reproduced to substantiate the seriousness of the problem. The Ministry of the Environment has copies of both already and there is no need to say any more about the serious health problems.



HAMILTON-WENTWORTH REGIONAL HEALTH UNIT

A.I. CUNNINGHAM, M.D., D.T.M.H., D.P.H.
MEDICAL OFFICER OF HEALTH

P.O. BOX 897, HAMILTON, ONT.
CANADA L8N 3P6
TEL. 528-1441

November 27, 1975

Mr. H. Hornick
Regional Officer
Private and Municipal Abatement
Ministry of the Environment
140 Centennial Parkway North
Hamilton, Ontario

Dear Mr. Hornick:

Re: Town of Stoney Creek
Proposed Sanitary Sewer
Servicing for Winona

This is in reply to your letter of November 12, 1975, regarding the above noted.

This Health Unit is concerned to learn the very real possibility the proposed installation of extensions to the sewers in the Town of Stoney Creek are to be postponed.

The Town of Stoney Creek is responsible for more complaints regarding defective septic tank systems than all of the other municipalities in the County of Wentworth combined. In some areas investigation would show 99 out of 100 homes with problems associated with their septic tank systems. This is primarily because of grossly undersized lots, which prevent the installation of a septic tank system sized to the need of the occupants of the premises, and a soil that is unsuited to the installation of conventional subsurface sewage disposal systems.

As the majority of the houses are owner occupied complaints of defective septic tank systems fall far short of giving any real indication of the number of defective systems within the area. Only when a neighbour becomes concerned about the ponding of a septic effluent on the adjacent property or has a falling out with his neighbour and vents his spleen by reporting a defective system on the neighbour's property, are we made aware of such problems.

.....cont'd

.....cont'd

To further emphasize the inadequacy of a great many septic tank systems in the Town of Stoney Creek; laundry water is being diverted to municipal culverts albeit by law, and rightfully so, such septic effluent is to be directed to the septic tank system. Many are the complaints received in our Stoney Creek office regarding this problem. Nevertheless, they represent but a small percentage of the total number of such infractions taking place.

For the record, may it be said this Health Unit is opposed to any delay on the installation of the extension of sewers in the Stoney Creek Winona area.

Yours very truly,

R. F. Colgate, D.V.M., D.V.P.H.
Director
Public Health Inspection Service

RFC:bw

c.c. Mr. Karl Brenner
Regional Engineering Department
City Hall
Hamilton, Ontario

HAMILTON-WENTWORTH REGIONAL HEALTH UNIT

A.I. CUNNINGHAM, M.D., D.T.M.H., D.P.H.
MEDICAL OFFICER OF HEALTH

P.O. BOX 897, HAMILTON, ONT.
CANADA L8N 3P6
TEL. 528-1441

Mayor Gordon Dean,
Town of Stoney Creek,
777 Highway #8,
Fruitland, Ontario.

March 24, 1976.

Your Worship: RE: THE PROVISION OF SEWAGE TO WINONA.

I appreciated the opportunity to meet with the ratepayers of Winona on the evening of the 26th of February. In preparation for this, I reviewed the sanitary conditions in Winona and District with Mr. A. Cimadamore, our District Inspector. His experience in this area was the source for the letter written by Doctor R.F. Colgate, Director of Public Health Inspection Service in reply to a letter from Mr. Hornick of the Ministry of the Environment.

Winona is a Village in the Easternmost part of the Region. It is built on heavy clay and most of the lots were laid out before the establishment of the County Health Unit, and even before the advent of municipal water supply. Consequently, the lots are small and are plagued with ponding of sewage. Many of the premises have sewage and laundry water going into the ditch. We would endorse the experience of the citizenry that at times the ditches are both full and foul.

As well, a subdivision is served by a sewage lagoon which was approved, in a tentative fashion, by the Ontario Water Resources Commission. The understanding at that time was that this would be for five years only, to the best of my knowledge. The subdivision would then be served by a sewerage system.

It is our experience with the lagoon that it is highly inadequate and prone to overflow and to cause an offense to the neighbourhood and a pollution of the ditches. This is probably a combination of undersizing of the lagoon for the sewage loading and, also, we suspect that ground waters fill the lagoon since it lies within the shadow of the escarpment, on heavy soil.

In theory, the Public Health Act could be enacted on each and every polluting premises. In theory, each premises could be put on a pump-out tank or a packaged sewage disposal plant, but the cost per premises

would be prohibitive and such a short-range solution would be punitive and expensive and would be an added charge on property owners, who eventually will have to pay for sewers in the future.

As I said at the time of the citizens' meeting, the ditches of Winona are offensive and a real risk to any child who falls into them at the wrong time of year. Thankfully, the water supply is of municipal origin and pure, but in my mind there is no doubt that a pollution problem does exist in this area and the provision of a sewage system is the only viable solution for the ratepayers of Stoney Creek.

I trust this letter is of use to you in your submission to the Province of Ontario.

Yours sincerely,

A.L. Cunningham, M.D., D.P.H.,
D.T.M.H. (London)
Medical Officer of Health.

AIC*S.

3-6 NEED AND URGENCY FOR SANITARY SEWERS

There is a desperate need for fully serviced lands for industrial and housing development in Stoney Creek. It has been shown beyond all doubt that the fruit lands in Stoney Creek are doomed and cannot be saved for fruit production. Is there any sense in denying the much needed sewer services to put these lands back to useful purposes for which they are now so well adaptable?

The types of fruit that can be grown on the 506 acres of fruit lands left in production in Stoney Creek can be grown up on the escarpment lands except for a few acres especially suitable for peaches and sweet cherries.

A copy of the report by Mr. W. A. Wheten, Commissioner of Engineering, to the Chairman and Members of Engineering Services Committee, The Regional Municipality of Hamilton-Wentworth, is reproduced here. This report was approved by the Committee and the following is the Clause #18 of the Engineering Services Committee's 20th Report, dated November 24, 1975.

> "18. That whereas Regional Council at its meeting of November 5, 1974 requested the Ministry of the Environment to consider replacing the proposed Sewage Treatment Plant in Winona area with a sanitary trunk sewer and whereas your Committee is in receipt of a letter from the Ministry of the Environment indicating that they have decided to hold the proposed could promote growth resulting in loss of fruit lands and whereas your Committee is in receipt of a resolution from the Area Municipality of Stoney Creek requesting the Ministry of the Environment to proceed with this trunk sewer, it is therefore

recommended that the Regional Municipality of Hamilton-Wentworth reconfirms its previous decision to construct the Eastern Trunk Sanitary Sewer along the Q.E.W. from Jones Road to Fifth Road and advise the Ministry of the Environment to proceed with the necessary design and construction."

The was approved by Regional Council at the council meeting held on December 2, 1975.

Must there be a serious health disaster in Winona before government action is taken? Fruit lands can and will be replaced if there is a demand for fruit, but human lives should be protected at any cost. This is the main and only consideration of this rather long report prepared for responsible elected officials.

THE REGIONAL MUNICIPALITY OF HAMILTON-WENTWORTH

EPARTMENT OF ENGINEERING
71 MAIN STREET WEST, HAMILTON, ONTARIO 527-0241

Mailing Address: P.O. BOX 1058, HAMILTON, ONTARIO L8N 3R

V. A. WHETEN
.SC. F.E.I.C. P.ENG.
COMMISSIONER OF ENGINEERING

R TO FILE NO. E201-10
TENTION OF K. A. Brenner
YOUR FILE NO.

25 September 1975

Mr. Chairman and Members
Engineering Services Committee

Re: Sanitary Sewer Service for Winona

Members of the Committee:

We wish to take the opportunity to inform the Committee as to the status of the project to provide sanitary sewer service to the Winona Area and briefly review the history of the project.

In 1966, the Ontario Water Resources Commission undertook studies concerning sewerage requirements for the western portion of the former County of Lincoln. The Township of Saltfleet participated in these studies and the study area was extended into the former County of Wentworth. As a result of these studies the former Township of Saltfleet requested in December 1970 the Ontario Water Resources Commission to develop a Provincially financed sewage works programme to serve the Winona area.

During 1971 and 1972 the Province carried out the necessary engineering work and made, in June 1973, a formal proposal to the Township of Saltfleet. This proposal was accepted by the Township of Saltfleet on 19 December 1973 and by-laws establishing a system of sewage rates for the Winona area was approved by the Township. These by-laws were subject to an O.M.B. approval and an application for such approval was made by the Ministry of Environment on 11 February 1974.

On the 14 March 1974, the Ministry of Environment advised the Region of the status of the project and requested that the Region, as the legal successor to the Township with respect to sewage collection and treatment, decide if it wishes the application to be continued with.

During the spring and summer of 1974, the Regional staff in co-operation with the staff of the Ministry of Environment reviewed the project and a report dated 16 October 1974 was submitted to your Committee for consideration. A copy of this is attached.

Cont'd...

Engineering Services Committee

Cont'd...

The Township's request and the Ministry's proposal were based on the desire to eliminate surface water pollution and provide for limited growth. The surface pollution is due to heavy soils in the area which are not very suitable for septic tank system installation and the Township was of the opinion, an opinion shared by the Ministry of Environment, that the matter should be corrected.

Our report of 16 October 1974 provided basically for two alternatives:

1. to limit the growth in the Winona Area to approximately 5% per annum and approve the Ministry's proposal with minor modifications, i.e. construct a sewage treatment plant; or

2. permit development at the natural growth rate and request the Ministry to delete the sewage treatment plant and substitute a trunk sewer along the Q.E.W. The trunk sewer is to be connected to the existing trunk sewer

Your committee recommended alternative #2, i.e. the trunk sewer to Council and on the 5 November 1974, Council adopted the recommendation of your Committee. On the 6 November 1974, the Department of Engineering sent the decision of Council to the Ministry of Environment. On the 10 December 1974, the Ministry requested additional information which was forwarded to them on the 31 December 1974.

A meeting was held with the Ministry's consultant on the 4 April 1975 to discuss engineering details. On the 27 May 1975, the Department of Engineering received from the Ministry Addendum #3 to the project report. This report dealt with technical details. On the 3 June 1975 we replied to the Ministry stating that the technical matters were satisfactory and requested that the Ministry supply the financial aspects of the project, so that we could report back to your Committee. A follow-up to this was sent on the 18 July 1975 to the Ministry.

A meeting was held on the 5 August 1975 by the staff from the Department of Engineering, Department of Finance, the Ministry and their Consultant. At that meeting, the Ministry instructed their Consultant to undertake the remaining work and indicated to us that they expect to present a formal submission to the Region about the middle of October.

We will report to your Committee and make a recommendation once we receive the financial terms from the Ministry of the Environment.

Respectfully submitted,

Commissioner
cc.. Anne H. Jones, Regional Chairman cc.. C.T.C. Armstrong, Regional Co-ordinat
cc.. J. McAully, Commissioner of Finance

CONCLUSIONS AND RECOMMENDATIONS

1. That it is a well established fact that Niagara Peninsula is an ideal location to grow fruit, in fact, the most important area in Canada for that purpose.
2. That since the end of World War II municipalities within the peninsula have been expanding into the fruit growing lands.
3. That this trend has reached the point where a decision must be made how to stop this trend, if these lands are to be saved for the production of fruit.
4. That elected officials cannot and will not decide on a firm policy to accomplish this purpose.
5. That an independent body appointed by the government could decide on policies and enforce it, if given the necessary financial resources.
6. That the fruit lands within the Town of Stoney Creek have become too valuable for fruit production.
7. That Stoney Creek being next door to the industrial City of Hamilton is experiencing great pressure for urban development which is almost impossible to resist.
8. That there is serious health hazard in the Winona area of Stoney Creek.
9. That it is most imperative that sewer services must be provided to Winona by the extension of the trunk sewer along the Q.E.W. from Dewitt Road to Fifty Road.
10. That this extension would be very beneficial to Winona, Stoney Creek and even for the whole of the Niagara fruit belt as it will provide more fully serviced lands for

industry and homes. This will ease the pressure on the remaining fruit lands.

ACKNOWLEDGEMENTS

There have been many reports prepared about the Niagara peninsula fruit belt by specialists or professionals who are familiar with the geology and historical background on the subject. This particular report is the first one prepared by a fruit grower who has learned all about the Niagara peninsula through experience in actual fruit growing during a period of over thirty years in the peninsula. However, even then it would not be possible to compile all the information therein without the moral support and help of many other people and organizations. We would be remiss if we did not extend many thanks to all those who helped in many ways. It would not be possible to mention all who helped in any way at all, but the following must be specially thanked for their efforts:

- Saltfleet Growers Co-operative who initiated the resolution to start the report and continued to support it to the end without hesitation.
- Winona Ratepayers for Pollution Control who extended their support after it was started and have been responsible in circulating the petition in support of the intent of report.
- Dr. Lloyd G. Reeds, PhD., Professor of Geography, McMaster University, Hamilton, who showed great interest at the very start and continued his total support in editing the parts as they were finished. It was he who gave encouragement when the task seemed to be endless at times and made it possible to finish it.

- A business man friend who wishes to remain anonymous in having the report typed and retyped for final reproduction for putting it together in this final form. He has promised to reproduce as many copies as needed at a very much reduced cost. Otherwise, it would be impossible to have enough copies to fill the orders already at hand, after it has officially been presented to Honourable George E. Kerr, Minister, Ministry of the Environment.
- The officials of the Ontario Tender Fruit Marketing Board, Ontario Fresh Fruit Marketing Board, Niagara Escarpment Commission, Grimsby office, and organizations who so kindly endorsed this report.
- And finally to all the people who signed the petition supporting this report and apologies to all who did not have an opportunity to do so as they were not contacted through lack of time.

LETTER NO. 1

May 31, 1976.

Dear Sirs:

I am growing fruit on property which has been owned by my ancestors since 1798. My father was active and well-known in fruit growing circles, having been President of the Niagara Peninsula Fruit and Vegetable Growers' Association in 1921.

In 1967 I was privileged to write a history of the Association and I concluded by quoting Dr. Johnson: "It is necessary to hope though hope itself should always be deluded, for hope itself is happiness...". During the last nine years conditions have drastically deteriorated and they are becoming worse at a rapidly accelerating rate. With great reluctance and sorrow I have now ceased to have any hope that fruit growing in Saltfleet will ever again prove profitable. Last year labour rates rose 20% and the price of my major crop fell 30%. More canning factories are closing every year and marketing conditions are becoming increasingly difficult.

In March, 1969, the Niagara Region Agricultural Research Report by L.G. Reeds was issued. "In the Township of Saltfleet," commented Dr. Reeds, " ... much of the land is vacant and awaiting development. Many orchards show signs of neglect or abandonment, and there is virtually no evidence of farm improvement or of newly-planted orchards. Land prices ... are beyond a level at which fruit production can compete with other uses." Dr. Reeds came to the conclusion that the eventual disappearance of Saltfleet's orchards was inevitable. I was not then convinced that his conslusion was correct. Now I see clearly that his assessment was accurate.

Yours truly,

Howard Bridgman
Box 29
Winona, Ontario

LETTER NO. 2

May 31, 1976.

COMMENTS UPON THE VIABILITY OF THE FRUIT GROWING INDUSTRY IN THE TOWN OF STONEY CREEK

It is my considered opinion, after growing fruit in the Town of Stoney Creek for over forty years, that the fruit growing business is no longer economically viable within the town. A small number of fruit growing operations near the town's eastern extremities are still suitable for economic production, but with increased urban pressures these lands will also become uneconomic.

There are two basic reasons for the majority of Stoney Creek farms becoming uneconomic:

(a) the small size of the farms, combined with the increasing costs of production and living expenses, (without comparable increases to the fruit grower for his products).

(b) the increased pressure of urbanization, which drives land prices skyward, and makes fruit growing a non-viable industry when compared to housing and commercial interest.

I would estimate that, of the number of remaining fruit farms in the Town of Stoney Creek, approximately 80% are held by speculators, and a large majority of the remaining farms are held by part-time operators, where the "farmers" work in local industries and merely hold the farms as investments.

There are very few full-time fruit growers remaining in the Town of Stoney Creek. I sold my farm in 1954 and bought 48 acres of ideal fruit growing lands in Vineland in partnership with my brother. We sold that farm too in 1975, but my brother kept 15 acres of it for himself. I have 36 acres of grapes above the escarpment, but don't know how long I am to keep it as I am getting up in years and want to retire soon.

A good question would be - Who would buy a grape farm and continue in the business with declining demand for grapes grown in the Niagara Peninsula?

Harold Blanchard

Harold Blanchard
76 Ireene Ave.,
Stoney Creek, Ont.

LETTER NO. 3

May 31, 1976

Dear Sirs:

I came to Winona with my parents and four brothers in 1932 and settled on this 34 acre fruit farm. I have worked the farm as the others were working at other jobs to keep our family. One brother bought another 34 acre farm nearby and worked it himself until 1971 and then sold it to a developer at what seemed a high price then. Now that same farm is priced at $15,000 an acre, is rented and almost out of production.

I bought another small farm, ideal for cherry production, to supplement my income from the less-productive home farm. Now, I have rented this farm as it was getting very hard to get help for harvesting cherries in summer and, as is the case in any rented farm, it has gone down in production. This farm is under the control of Niagara Escarpment Commission. I want to sell it to a buyer who really wants to farm it, but the Commission will not issue a permit to build a house on the property and without it the property cannot be sold. Under such conditions this once-productive farm will be a useless piece of land in the area.

I am seriously wondering as to what is going to happen to the home farm too. My son is not interested in farming as he has a well-paying position in Toronto. I am wanting to retire soon because of a physical condition which will disable me for fruit growing before too long. It is very well for politicians to say "Save Niagara Peninsula for Fruit Growing", but they have not taken any action to implement it. Winona area is doomed for fruit production and unless something is done to put it into useful use, there will be a great big ugly sight in this part of Stoney Creek. No one else but the politicians will be directly responsible for this sorry mess. Think about it seriously!

Yours truly,

George W. Coker

Box 326 Winona

LETTER NO. 4

May 31, 1976

Dear Sirs:

I have been raising fruit in Saltfleet for more than 50 years, and have seen farms all around me going back to the wild, as it is so hard to make a living from the land anymore. I believe there is much better farm lands farther east than there is in Saltfleet.

The land in Saltfleet is more conducive to growing grapes than to growing tree fruits, but even so, many graperies are being abandoned as the wineries do not want our grapes, as most plantings are of the wrong type and it takes years to change over to varieties that may or may not be wanted.

I am 70 years old and do not expect to be in the fruit growing business much longer.

I believe that the land in Saltfleet should be designated for light industry and for single dwelling homes. It is a nice place to live as there is practically no air pollution here and it is only a short distance from Hamilton.

Yours truly,

D. J. McCallum
Box 8 Winona
Ontario L0R 2L0

LETTER NO. 5

June 11, 1976

Dear Sir,

I bought the original Lewis farm on Lewis Road in Winona in 1950. On this 40 acre farm still stands the famous Lewis House, now turned into an antique house by one of the descendants of the builder of the house. At that time it was my intention to be a full-time fruit grower, but soon I realized that it was very hard to make a decent living growing fruit, so I kept my job at the International Harvester in Hamilton. This meant that I had to work hard and long hours to keep my job and keep up with the farm work too. Fortunately, my wife was able to help me a great deal with the farm work.

In 1958 I sold 15 acres of this farm to the then Saltfleet Township School Board for $2,300 per acre on which Winona High School was built. This sale helped to pay off the mortgage on the farm and somewhat ease the work load for my wife and myself. Eventually, I sold the remaining part of the farm on the west side of Lewis Road and have approximately 20 acres and my home on the east side of Lewis Road.

On this farm there are 15 acres of grapes and the balance is in plums and pears. It is very hard to make a living off this, particularly in the last two years as the demand for grapes is falling off. I don't know if I am going to be able to sell any grapes this Fall. I have retired from Harvester now and I look at this farm as my old age pension. But the government tells me that Winona lands must be reserved for growing grapes that cannot be sold or are not needed. This means that I cannot have my pension after working for it for the last 25 years. The government does not dare to make such a decision against any other segment of workers and why are fruit growers being asked very unfairly to keep on farming, even at a loss. I am up in years now and want to retire and enjoy some retirement years as other Canadian workers.

It is my firm belief that the fruit lands in Winona are doomed because of sky-rocketing land prices and that it is impossible to put the lands back into fruit production from now on. The government should be fair to all citizens. If the lands must be kept for fruit growing, then I want to sell it to the government to keep for fruit growing at the present market prices. This is the only fair way to implement the so-called government policy of "Save Niagara Peninsula for Fruit Growing". The government should buy a few fruit farms and find out what fruit growing is all about under the present economic and social security benefits available to all other workers. Then, maybe, they will forget the impractical policy statement of "Save Winona (Stoney Creek) lands within this study area for fruit growing".

Yours truly,

C. A. Mesian
286 Lewis Rd.
Winona, Ont.

LETTER NO. 6

June 11, 1976.

Dear Sirs:

The Dewitt family is well-known in Saltfleet as my grandfather Charles Dewitt had the 40 acre farm at the corner of Dewitt Road and Highway No. 8 since 1903. The picturesque winding trail south to the top of the escarpment which became a main Saltfleet Township Road was named after this family.

I took over this fruit farm from my dad in 1935 and operated it until I sold it in 1972. I have seen many changes in the fruit growing trends in the past 40 years. This farm is at the easterly edge of the existing sewered area in Saltfleet and I see no hope of ever saving any of the lands easterly from urban development. Just recently a new 6 million gallon reservoir was built half-way up the escarpment on the east side of the Dewitt Road. This reservoir and the one part way up Fifty Road on Reservoir Park Road has been planned to supply water to the easterly portion of Stoney Creek. Storm sewers are also in the preliminary design stage too and it does not make sense to say "Save Winona lands for fruit growing". It is far more sensible to extend the sewers and provide much needed fully serviced lands for development than fight for a cause that is already doomed.

This issue must be decided upon the present day economic facts. I sold my farm for $15,000.00 an acre in 1972 and it has been sold several times over again and it is valued at over $25,000.00 an acre in just 3 years. The farm has been rented out since I sold it and it is almost out of fruit production and can never be put back into fruit growing at an economically reasonable price. Would any responsible government attempt such an undertaking? Land prices have spiralled in Stoney Creek and it would be wishful thinking for any responsible government ministry to think that this trend can be stopped or turned back.

The best planning for any government would be to declare a firm, fair and above all an equitable policy for the remaining lands east of Grimsby and west of St. Catharines. There is still a chance to slow the urban trend if the fruit growers are given fair conditions to continue in their chosen profession. The present young generation will not take over from their parents as I did, if the fruit growing industry is not made an attractive and viable one as soon as possible.

This matter is far more important then saving the hard clay lands of Winona for fruit growing. The government should concentrate on issues where there is a chance to do some useful planning.

520 #8 Hwy
Stoney Creek

LETTER NO. 7

June 11, 1976.

Dear Sirs:

The name Corman has been important in Saltfleet for over one hundred and eighty years. One member of the family still has the Crown deed and lives on part of the land which his forefathers were granted as United Empire Loyalists. My father, Burton Corman, was active in Saltfleet Township municipal government from 1933 to 1960 as Councillor, Deputy Reeve, Reeve, and Warden of Wentworth County. He sold his fruit farm after retiring from politics, but kept a lot with the old original home and still lives in it with my mother. This 35 acre farm has been out of fruit production ever since it was sold.

I had my own 25 acre fruit farm in Saltfleet and operated it for 30 years. When urban development began to move into Saltfleet I sold it in 1964 and rented it back for 6 years. In 1965 I bought a 22½ acre farm in Beamsville at a reasonable price and have been operating ever since. Now I want to sell this farm too and retire to have a few years of free life to enjoy.

I have watched urban development spread out from Hamilton easterly into Saltfleet for over 50 years. This experience has shown me that it is impossible to stop this urban development in Stoney Creek from now on. There is very little prime fruit lands (peach and cherry growing lands) in Stoney Creek and the remaining lands are hard clay, mainly suitable for plums, pears and grapes. It is very easy to grow these crops above the escarpment or further east in the peninsula, but regardless of this fact, developers who are buying these fruit lands will pay the same price for any type of land. In fact, poor fruit lands are worth far more in areas in or near where full urban services are available, than for prime lands further away from services.

Another reason we left farming in Saltfleet is because people from cities do not recognize boundaries. Our fruit was being stolen constantly by people living in the newly developed bordering properties. When we complained to them about this we were told "what is a few baskets of fruit that grows at night anyway?" But when you multiply a few by hundreds you get a few hundred baskets which is considerable.

We were not allowed to use mechanical means to protect our fruit from the birds as the noise bothered the new neighbours. As a result we moved out to Beamsville. It is not possible to farm in pockets of prime lands surrounded by new urban neighbours. Some government agencies are advocating this, but this is not practical for the reasons just mentioned.

It is fine to say "Save Winona for fruit growing" but this is not accepting the true facts of the existing fruit growing conditions at the present time. It is foolish to think that if the trunk sewer is not extended easterly into Winona that these lands will be saved for fruit growing. Abandoned orchards will only create an ugly landscape in the countryside and who wants them?

Yours truly,

Ellis L. Corman
R.R. 2. Beamsville

LETTER NO. 8

June 14, 1976

Dear Sir:

Our family moved into the Winona area of the former Saltfleet Township in 1943 into this 24 acres of fruit farm. We operated it as a family farm for a while, but now only my brother and I work on it. In 1950 we bought another 13 acres at $1,200.00 an acre and this farm is much better than our home farm. Even these two farms were not enough to make a decent living, so we have been renting other farms in Winona and the Town of Grimsby to supplement our income.

We have seen many changes in fruit growing operations throughout Niagara Peninsula, but more particularly in Winona. In early sixties we rented fruit farms that had been bought for development in the easterly end of Hamilton. Now these lands have all been developed for industry and we have had to go into Grimsby to rent. We want to stay in fruit production as long as we can, but conditions for fruit growing are deteriorating very fast and we find it very hard to stay at it. In 1975 there were surplus crops, but 1976 is just the opposite. There are already signs that there will be a lean year for fruit growers and canners too. It can be said that it is going to be impossible to meet operating expenses in 1976, and 1975 could not be considered a good year. Our expenses are constantly rising and it is becoming more difficult to get part-time harvest help during the fruit season. How long can a grower continue operations under such adverse conditions?

At the present time we are cultivating 160 acres and approximately 120 are rented lands. There are only 10 acres of what could be considered prime peach and sweet cherry lands, the balance is in plums, pears, and mostly grapes. For the past three years the markets for grapes are slowing down and this year wineries that we deal with have already indicated that they will not be buying certain varieties. Unless the government buys the surplus grape crop as they did in 1975, it looks as though the crop will not be harvested. We cannot stand such losses year after year. The only alternative we see ahead is to take the lands out of production by giving up our rented lands and to try to keep going on our own two farms. These are not producing enough to make a living. The government cannot and does not force any other businesses to stay operating if it is losing money year after year. Why does the government want us to stay in the business of fruit growing in Winona at a loss by saying that "Winona lands must be saved for fruit growing"? If the government knows how to make a living by growing fruit in Winona lands, we wish they would come and show us what we are not able to do after 30 years of experience in fruit growing in Winona!

Yours truly,

Richard Smith

1162 no 8 Hwy.

Winona Ont

LETTER NO. 9

June 14, 1976.

Dear Sir:

I am now operating a 24 acre fruit farm which before World War II was one farm, but shortly after the war it was divided into two 12 acre farms. I bought one in 1965 and the second in 1970 from a grower who had moved "out east to Winona" to get away from urban development around Millen Road in Saltfleet.

I completely disagree with the description given to a "viable fruit farm", on page 37 of this report, as being as small as 20 acres. A viable fruit farm should be at least 30 acres under the present economic conditions for fruit growing and without a second job. I have had to keep my steady job in Hamilton to make a living for my family with 4 children. I have one of the better farms in Winona with modern buildings all built within the past 30 years. I paid what I consider a reasonable price for the farms with low interest rates. If I had to pay the present market prices for lands and the high interest rates, it would be impossible to continue growing fruit under the present market conditions for fruit and high cost of materials and labour. Fortunately, my wife is able to do a lot more work than most women and we are able to make a living.

I would like to continue in the fruit growing business, but the future looks very uncertain at the present time. I must make two major decisions soon, if I am going to be able to keep this farm fairly productive. Both are long term capital investments and must be considered seriously before I commit myself to either one. I must install new under-drainage tiles soon, as the old ones are useless now and I must renovate parts of the orchard too, but before doing so I must have the soil fumigated for nematodis. These are essential projects in any good progressive fruit farm and also very costly too.

I do not see any long term future for fruit growing in the hard clay soils of Winona. The terrain and the soils are far more suitable for development as there is no rock near the surface as in many places in Saltfleet above the escarpment. In spite of this I have decided to invest in under-drainage and orchard renovation as I am hoping to get my capital investment back. My farms are almost paid for and at the present rate of rising land prices, I cannot lose. When I decide to quit growing fruit my farms will be worth ten times more than what I paid for them. The question then will be "who is going to buy my farm?" - the government for fruit growing or developers to build houses on? I am predicting that it will not be the government, but the developers.

The sanitary sewers must come into Winona, sooner or later, and the sooner the better. Construction costs are going up 10 - 15% every year and the tax-payers are going to be paying the extra costs just because the government believes in the fallacy of saying "Save Winona hard clay lands for fruit growing". We, the fruit growers, know that this is wishful thinking, but the responsible government and the high officials are in a position to make unrealistic decisions while the people of Winona suffer serious health hazards. Need I say any more?

P. Groot

1092 #8 Hwy Winona

LETTER NO. 10

June 16, 1976.

Dear Sir:

I was born and raised on a fruit farm in the Town of Stoney Creek, Lot 21, Con. 2, the former Township of Saltfleet.

With the encroachment of urban expansion, the problem of raising fruit in an urban area (pilfering, proper spray control, etc.) we had no choice but to sell our farms in Saltfleet and to relocate in the Beamsville area.

The brief that is being presented describes fairly accurate the conditions of the growing of fruit in the Town of Stoney Creek.

Although I support the stand of preservation of the best of the fruit lands, I do not believe that there is any hope of bringing back many of the abandoned acreage in the Stoney Creek area.

The perimeter building of homes on most of the farms that do exist makes it very difficult for anyone to be able to practise proper cultural controls of their orchards.

Yours truly,

Sam Pol
237 Barton St E
Stoney Creek

ENDORSEMENTS

We the undersigned organizations commend the Saltfleet Growers Co-operative for having this report prepared and endorse the principles, conclusions and the recommendations therein.

STONEY CREEK CHAMBER OF COMMERCE

President

M.P. - HAMILTON-WENTWORTH

E.D. SMITH & SONS, LIMITED

President

NIAGARA PENINSULA FRUIT & VEGETABLE GROWERS ASSOCIATION

Chairman,
Saltfleet Branch

THE HAMILTON & DISTRICT CHAMBER OF COMMERCE

Executive Director

HAMILTON PUBLIC LIBRARY
3 2022 21336389 4